



Millers Road
Warwick, CV34 5AD



















Millers Road

A 2-bedroom end of terrace property with good sized gardens and driveway. Well situated within walking distance of Warwick Hospital and Warwick town centre.

Living space consists of:

UPVC entrance door with canopy overhead, leading to:

Entrance hallway with stairs and door leading to:

Lounge
Featuring chimney breast and feature fireplace. UPVC double glazed window and radiator with doorway leading to:

Kitchen/Diner
L-shaped kitchen with lower and upper units, range cooker, extractor, large sink, marble effect worktop and space for stand alone fridge freezer. Double glazed windows and UPVC door to garden.

First floor
Two double bedrooms with UPVC windows and radiators. Large family bathroom. Access to loft space.

Outside
Driveway with parking for up to 3 cars. Large rear garden, part lawned and part paved.

Location
Warwick.

Warwick is a historic market town and the county town of Warwickshire, England, situated on the River Avon and famous for its magnificent Warwick Castle.

The town centre boasts charming medieval and 17th-century architecture, including the 14th-century timber framed buildings of Lord Leycester Hospital and the impressive Collegiate Church of St. Mary, offering historical insights and picturesque views.

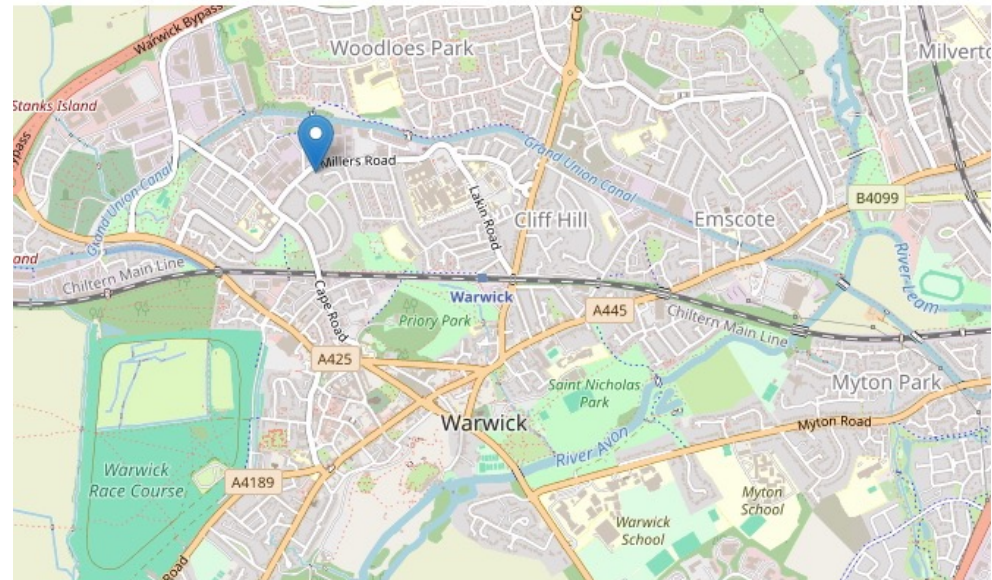
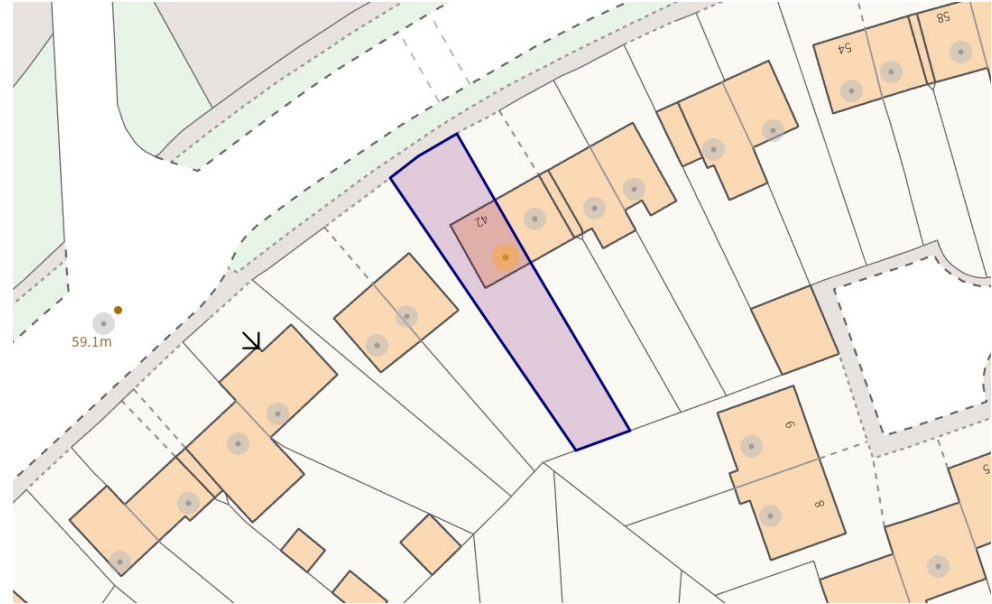
Services
Mains water, electricity, drainage and telephone.

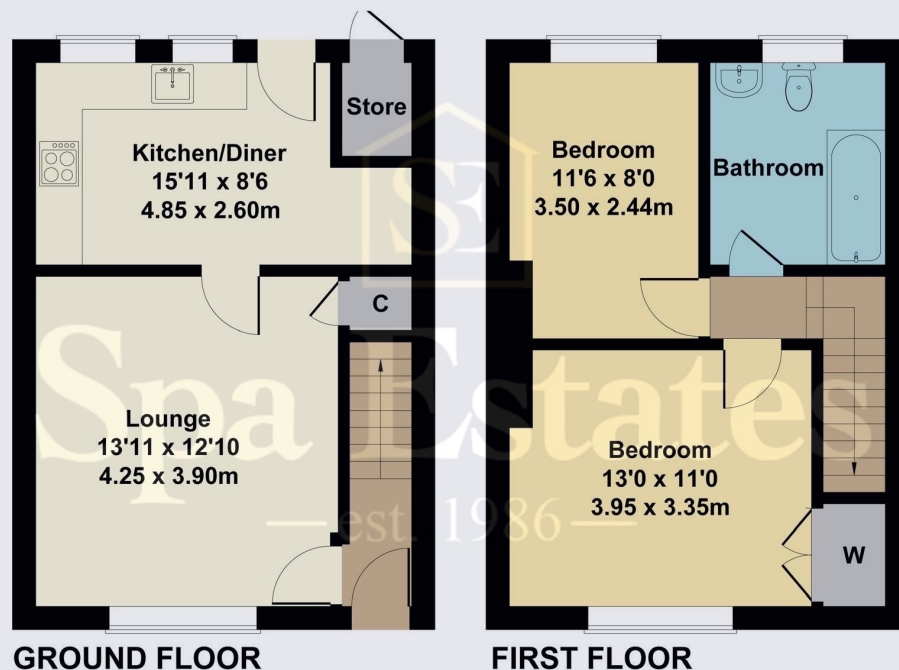
Local Authority
Warwick District Council.

Viewing Arrangements
Strictly via the vendors sole agents Spa Estates on 01926 754080.

Website
For more information visit spaestates.com

Opening Hours: Monday to
Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm





Approximate Gross Internal Area = 68 sq m / 731 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the number listed on the brochure. Copyright © 2024 Spa Estates Limited. Registered in England and Wales. Company Reg. No.15206846 Registered Office: Nelson House, 2 Hamilton Terrace, Leamington Spa, CV32 4LY. Printed May 2024





Spa Estates are an independently owned estate agency offering premium sales and lettings services in Leamington Spa, Warwick and surround areas.

Established in 1986, we are property professionals with local expertise and knowledge, helping you buy, sell, rent or let your property.

Our tailored approach to each property and client allows us to deliver the best results. We pride ourselves on our marketing, flexibility and in-depth knowledge of properties and the local market.

We aim to make moving house as simple and stress free as possible, please see our consistent 5-star Google reviews to read how we have helped hundreds of customers.



01926 754080
info@spaestates.com
spaestates.com
7 Clarendon Place, Leamington Spa, Warwickshire, CV32 5QL