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Hill Street, Warwick, CV34 5NX

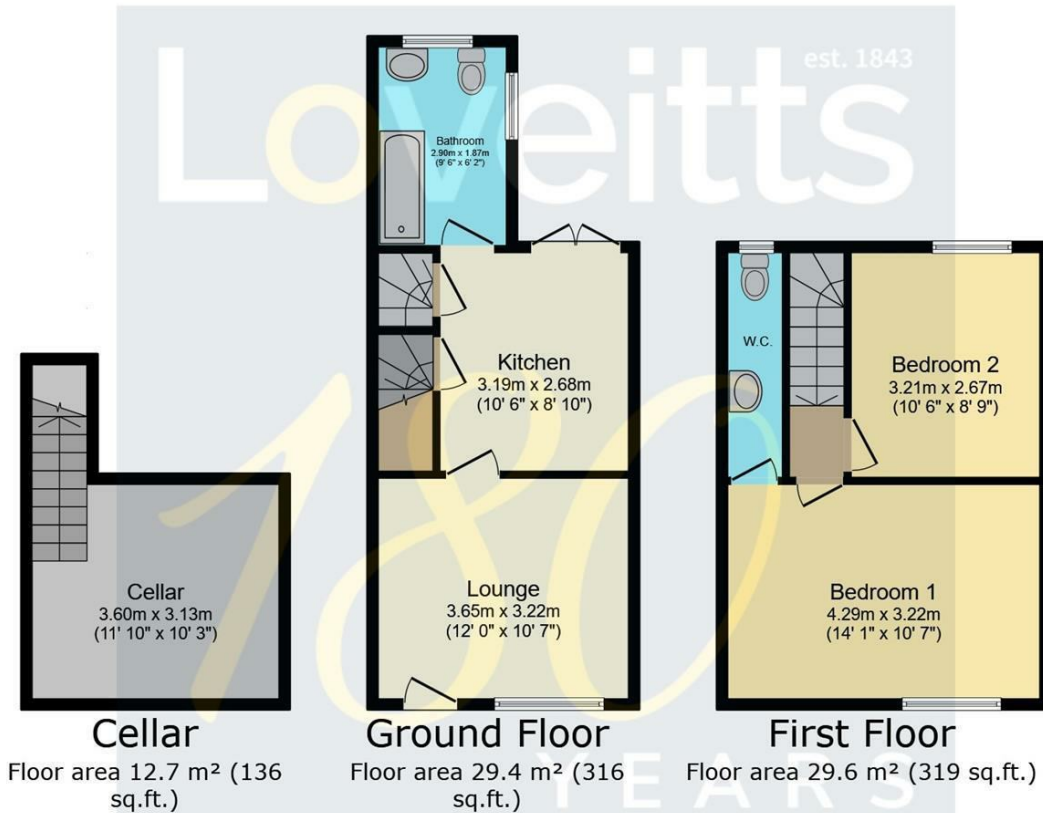
Property Description

*****NO ONWARD CHAIN - IDEAL FOR INVESTORS OR FIRST TIME BUYERS***** An amazing opportunity to purchase a traditional, two-bedroom Victorian terraced property. terraced property located between Leamington Spa and Warwick town centres within walking distance of both town centres. The accommodation comprises lounge, kitchen, downstairs bathroom, a cellar/basement with ample storage space, two double bedrooms (with new carpets) and upstairs cloakroom (W.C. & Basin) Outside there is a southwest facing rear garden. The property sits within catchment of both Emscote Road primary school and the renowned Myton School. The property would make an ideal first time buy or a buy to let investment.

Location: There is ample on-street parking with local pub, takeaways, hairdresser and convenience store stone's throw away. There is also a large Tesco superstore and McDonalds approx. 300 metres away and Lidl within very short walking distance. The property is close by to green spaces; St Nicholas Park with sports centre, Victoria Park and walks along the Grand Union Canal and the River Avon. Access to the canal is approx. two hundred metres away enabling a rural walk or cycle ride into either town. A bus stop is at the end of the road with frequent regular services. Hill Street is ideally located between Warwick and Leamington Spa and is a great position for workers in either town. It's within walking distance of both Leamington and Warwick i.e. 1.3 miles to Leamington Town centre (Town Hall) and 1.4 miles to centre of Warwick (Warwick Square). It's also great place for commuters, as both Leamington Spa and Warwick stations are within an easy walk or short drive away, with direct rail links to London, Birmingham and the South Coast. It also provides great access to major road links including M40 and A46.







TOTAL: 71.7 m² (771 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Key Features

- Two Double Bedrooms
- No Onward Chain
- West Facing Garden
- Double Glazing & Combination Boiler
- Ideal First Time Buy / Buy To Let
- Good Access To Warwick & Leamington Spa
- EPC Rating D
- Council Tax Band B

Guide Price
£225,000

EPC Rating - D

Tenure - Freehold

Council Tax Band - B

Local Authority -

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