



**42 Guy Street**

Warwick **CV34 4LW**

Guide Price £300,000

# 42 Guy Street

Welcome to this charming Victorian mid-terrace house located on the sought-after Guy Street on the fringe of Warwick. Situated close to the town centre of Warwick and the train station, this property offers convenience and easy access to local amenities and transportation links. This delightful property boasts a fabulous condition and presentation throughout, perfect for those looking for a blend of character and modern comfort. Upon entering, you are greeted by two reception rooms offering ample space for entertaining or relaxing. The property features two double bedrooms, both of which are generously sized and perfect for a small family or those in need of a guest room or home office. The house also includes a well-maintained bathroom. Don't miss the opportunity to own this lovely Victorian mid-terrace house in a prime location. Contact us today to arrange a viewing and envision the possibilities that this property holds for you!

## LOCATION

Guy Street is conveniently situated on the edge of Warwick town centre and allows easy access to Leamington Spa. There are a range of local amenities available on nearby Emscote Road not to mention the town centre and the local attractions such as St Nicholas Park and Warwick Castle. There are with well regarded schools also being situated within the vicinity. There are good local road links available beyond Leamington and Warwick to the Midland motorway network, notably the M40 with regular commuter rail links being available to numerous destinations from Warwick, Warwick Parkway and Leamington Spa.

## ON THE LOWER GROUND

### Cellar

This clean and usable cellar offers the perfect spaces for storage. It has not been professionally tanked however with the correct planning and building regulations this could offer a further reception room should be required.

## ON THE GROUND FLOOR

### Entrance Hallway

3.99m x 0.96m (13'1" x 3'1")

This welcoming entrance sets the tone of the property with the fashionable decor, engineered timber flooring in a herringbone design which seamlessly runs through the entrance and reception rooms. Stairs lead it up to the first floor and doors lead off to both the dining and living rooms.

### Dining Room

3.16m x 3.06m (10'4" x 10'0")

Set to the front of the property, this well proportioned reception room offers lots of natural light through the large sash window, continued herringbone engineered timber flooring, tall ceilings and lovely decor.

### Living Room

4.27m x 2.99m (14'0" x 9'9")

With views over the rear garden, this light and bright reception room has continued herringbone flooring, inset ornamental fireplace with brick back and door to the basement.

### Breakfast Kitchen

5.77m x 1.78m (18'11" x 5'10")

This well presented modern kitchen has been extended in the past and has utilised what once was the bathroom on

the ground floor. This has created a valuable space for dining and / or seating to the rear with double doors out to the gardens. The kitchen benefits with lots of natural light. There are a range of sage green cabinets with copper handles, tiled splash backs and integrated oven, hob and extractor hood. There are also spaces available for a fridge / freezer, washing machine and dish washer.

## ON THE FIRST FLOOR

### Landing

2.24m x 1.72m (7'4" x 5'7")

This L-shaped landing gives way to both bedrooms and bathroom on the first floor.

### Bedroom One

4.27m x 3.02m (14'0" x 9'10")

This good sized large double bedroom is located to the front aspect and offers a fashionable timber clad wall together with original timber floorboards, tall ceilings.

### Bedroom Two

3.55m x 2.23m (11'7" x 7'3")

This second double bedroom offers views over the rear gardens, fitted wardrobes and once again lovely decor.

## Features

Victorian Mid Terrace

Beautifully Presented Throughout

Extended Kitchen

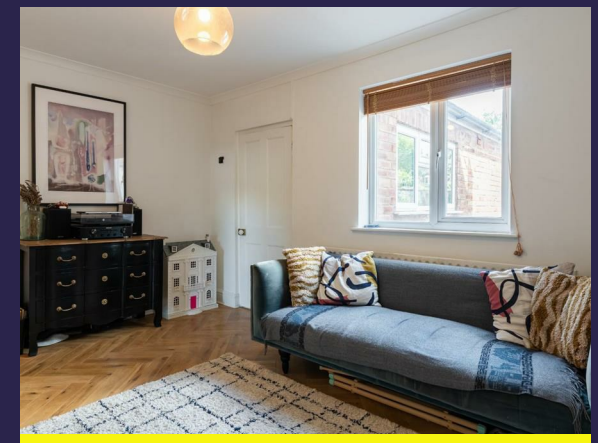
Two Reception Rooms

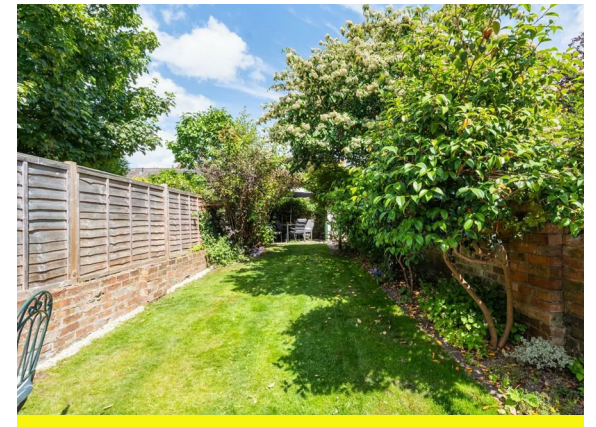
Two Double Bedrooms

Charming Rear Garden

Strolling Distance to Warwick Town Centre

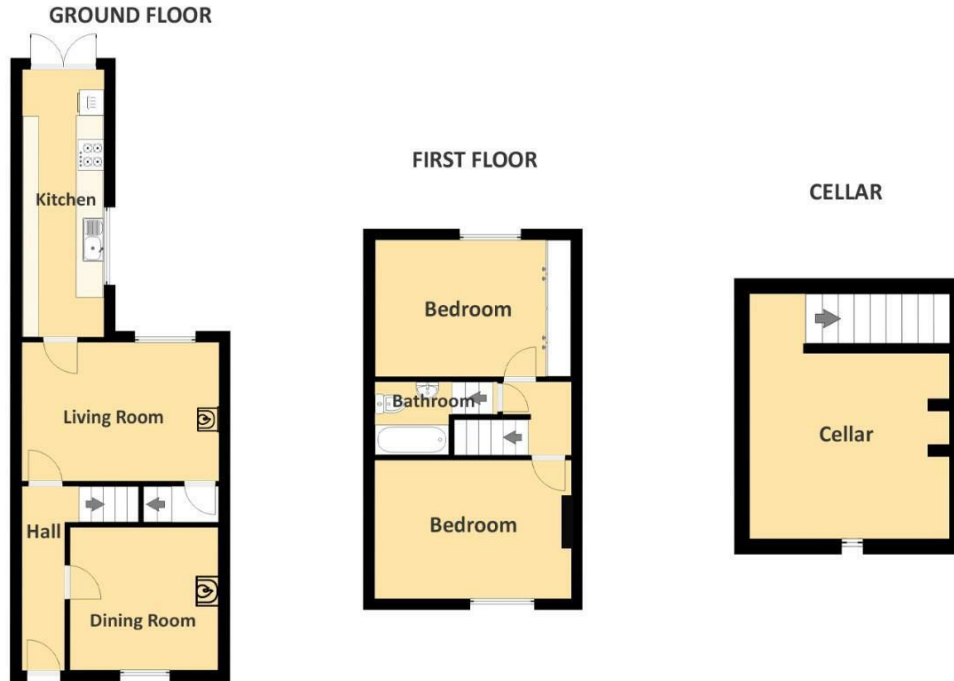
Close to Train Station & Parks





# Floorplan

Internal Living Area 930sq ft / 86.43m<sup>2</sup>



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## General Information

### Tenure

Freehold

### Fixtures & Fittings

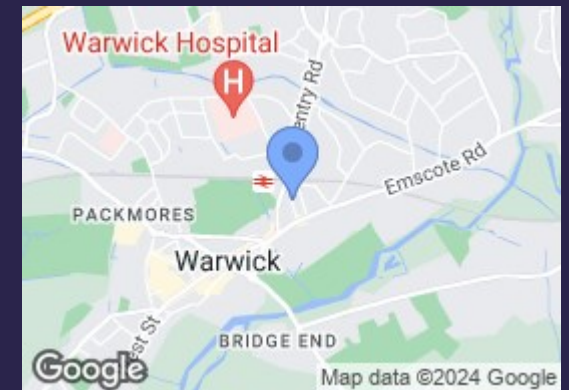
Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that all mains services are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band B - Warwick District Council



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Contact us

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## Visit us

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