



6 Meadow Road

Warwick CV34 4PS

Guide Price £230,000

# 6 Meadow Road

This traditional mid-terraced house is conveniently situated within easy reach of the centres of both Warwick and Leamington Spa and offers three bedroomed accommodation. Also being offered for sale with the benefit of no onward chain, the house offers excellent future scope and potential for modernisation and refurbishment, whilst incorporating gas fired central heating and UPVC double glazed windows. This is an ideal opportunity for a purchaser to put their own stamp and style on a character terraced home.

## LOCATION

Meadow Road lies off Pickard Street which in turn lies directly off Emscote Road within walking distance of the wide range of amenities available within Warwick town centre. These include shops and independent retailers, local schools, public transport services, parks and local rail links. Leamington Spa town centre is also easily accessible as are good local road links, including routes to the Midland motorway network.

## ON THE GROUND FLOOR

### ARCHED RECESSED PORCH ENTRANCE

With UPVC double glazed entrance door opening into:-

### ENTRANCE HALLWAY

With staircase off ascending to the first floor, central heating radiator and door to:-

### THROUGH LOUNGE/DINING ROOM

7.54m x 3.33m max / 3.05m min (24'9" x 10'11" max / 10'0" min)  
With UPVC double glazed window to front

elevation, UPVC double glazed door giving access from the dining area to the rear garden, central heating radiator, fireplace to the lounge area and door to:-

### KITCHEN

2.57m x 2.41m (8'5" x 7'11")  
With a basic range of units comprising single drainer stainless steel sink unit with mixer tap, roll edged worktops, base cupboards and drawers, UPVC double glazed window, central heating radiator and door to understairs storage cupboard. Access to:-

### REAR LOBBY

With door to built-in pantry cupboard, UPVC double glazed door giving external access to the rear garden and further door to:-

### SHOWER ROOM

In wet room style with floor soak-away, Triton electric shower unit over, pedestal wash hand basin, close coupled WC, central heating radiator and obscure UPVC double glazed window.

## ON THE FIRST FLOOR

## Features

- Traditional Mid-Terraced House
- Convenient Location
- Through Lounge/Dining Room
- Kitchen
- Ground Floor Shower Room
- Three Bedrooms
- Rear Garden
- Potential for Modernisation
- No Chain

## LANDING

With access trap to the roof space and doors to:-

### BEDROOM ONE (FRONT)

4.14m x 3.63m (13'7" x 11'11")  
With tiled fireplace, UPVC double glazed window and central heating radiator.

### BEDROOM TWO (MIDDLE)

3.76m x 2.51m (12'4" x 8'3")  
With cupboard housing the Worcester gas fired boiler, UPVC double glazed window and central heating radiator.

### BEDROOM THREE (REAR)

2.54m max x 2.41m (8'4" max x 7'11")  
With central heating radiator and UPVC double glazed window.

## OUTSIDE

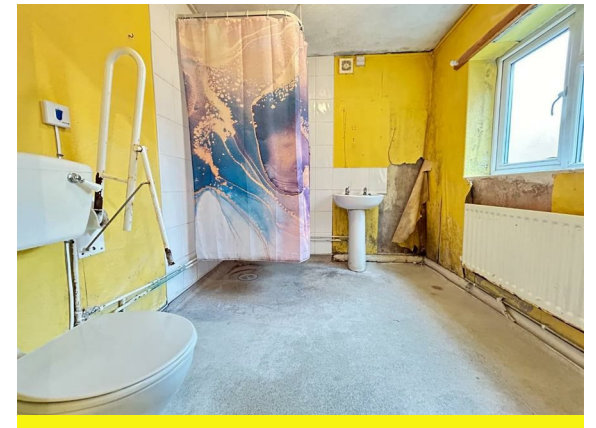
### REAR GARDEN

A part walled rear garden which is tarmacadam for ease of access and with gate giving pedestrian access to the rear.

## DIRECTIONS

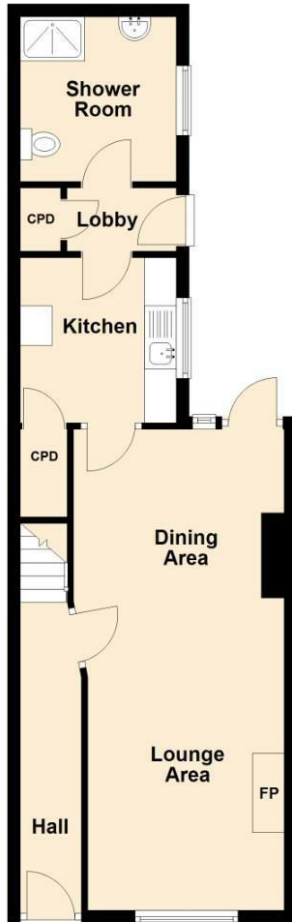
Postcode for sat-nav - CV34 4PS.



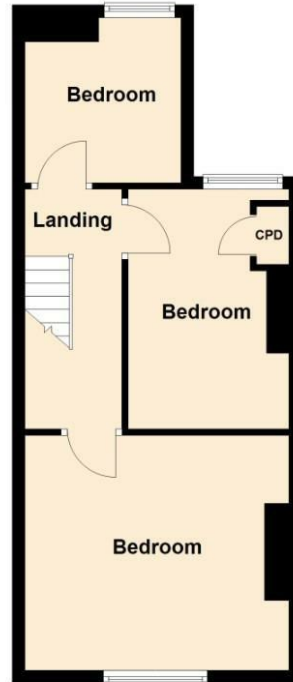


# Floorplan

**Ground Floor**  
Approx. 47.6 sq. metres (512.7 sq. feet)



**First Floor**  
Approx. 38.3 sq. metres (412.0 sq. feet)



Total area: approx. 85.9 sq. metres (924.6 sq. feet)

## General Information

### Tenure

Freehold

### Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, gas, electricity and drainage 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) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Contact us

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## Visit us

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