



n6 Greville Road

Warwick **CV34 5PL**

Offers Over £440,000

116 Greville Road

NO ONWARD CHAIN – RECENTLY REFURBISHED TO A HIGH STANDARD This stylishly presented spacious split level semi-detached house is offered to the open market with no onward chain. This beautifully presented family home is situated in an ever popular area, close to local amenities, and having easy access to both Warwick and Leamington Spa town centres together with the A46/M40 and train stations.

The property in brief has an entrance hall way, superb open plan living accommodation with a balcony with a spectacular view, office / study, bedroom, shower room and loft access. To the lower ground floor there are two further double bedrooms, a family bathroom / shower room, separate utility room and a storage cupboard / walk in wardrobe.

A particular key feature of this property are the views over the rear garden and the multiple patio with gated side access to the front elevation. The house is stylishly presented throughout with gas central heating, double glazing, neutral decoration, quality flooring including some hardwood and carpeting elegant light fittings and inset lights. Call us today for more information or to book in an internal viewing.

LOCATION

The location is perfect for national commuters as it is only a short drive to the M40 and Warwick Parkway park and ride train line for frequent visitors to London. The location will suit employees of Jaguar Land Rover as it is conveniently located for all four sites.

Greville Road is a short drive or less than a 30 minute walk into the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of high street and independent shops as well as a wide range of restaurants, bars and coffee shops. Royal Leamington Spa is also within walking distance of the property and offers a wide range of shops and amenities.

ENTRANCE HALL

Front entrance door to the reception hall with a feature frosted window to the front elevation, doors to adjacent rooms and stairs leading to the lower ground floor.

FRONT LOUNGE / OFFICE

3.15m x 2.33m (10'4" x 7'7")

This could be used as another bedroom, but ideal for an office / study. Having a double glazed window to the front elevation and a gas central heating radiator.

BEDROOM THREE

3.07m x 2.72m (10'0" x 8'11")

Having a gas central heating radiator, double glazed window to the front elevation and space for bedroom furniture.

OPEN PLAN LIVING ACCOMMODATION / KITCHEN

7.49m x 5.74m (24'6" x 18'9")

A spacious open plan living area with patio doors leading out to the balcony with amazing views over the rear of the property and space for furniture. The lounge area has two gas central heating radiators, a double glazed window to the rear elevation and space for lounge furniture and a dining table. A brand-new modern kitchen with a sink and range of wall and base units with appliances to include dishwasher, fridge-freezer, two built in ovens units and an electric hob with extractor hood above. Also having tiled flooring. This is truly a great space for hosting family gatherings.

SHOWER ROOM

2.31m x 1.54m (7'6" x 5'0")

Having a double shower cubicle, sink unit with storage below, low level W/C, part tiled walls, tiled flooring and a heated towel rail.

LOFT

Having a pull down loft ladder, part boarded and great for storage.

LOWER GROUND FLOOR

Having doors leading to adjacent rooms and a gas central heating radiator.

BEDROOM ONE

3.79m x 2.73m (12'5" x 8'11")

Having a gas central heating radiator. double glazed window over looking the rear garden and space for bedroom furniture.

Features

Complete Renovation

No Onward Chain

Three / Four Bedrooms

Open Plan Living Accommodation

Balcony With Views

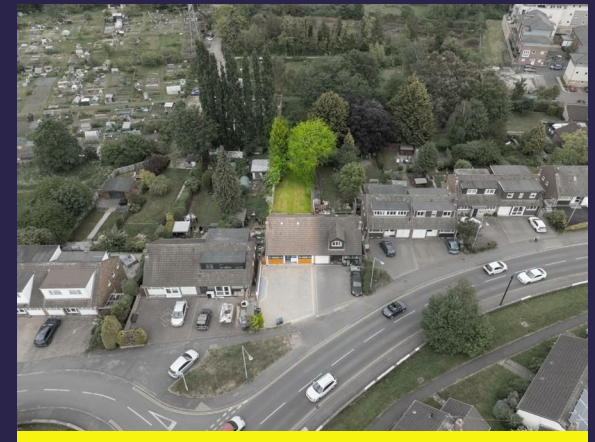
Ample Off Road Parking

Close To Warwick & Royal Leamington Spa

Two Bathrooms

Stunning Rear Garden

Close To Local Shops



BEDROOM TWO

3.80m x 2.49m (12'5" x 8'2")

Having a gas central heating radiator. double glazed window overlooking the rear garden and space for bedroom furniture.

UTILITY ROOM

2.74m x 1.83m (8'11" x 6'0")

Having a sink unit, worktop surfaces, cupboards for storage, tiled flooring, boiler, a gas central heating radiator, space for a washing machine and a door leading out to the side elevation.

FAMILY BATHROOM / SHOWER ROOM

2.84m x 1.98m (9'3" x 6'5")

Having a low level W/C, bath, separate shower cubicle, sink with units below, part tiled walls, tiled flooring, heated towel rail and a double glazed frosted window to the rear.

STORAGE / WALK-IN CUPBOARD

Having a storage area which could be used as a walk-in wardrobe.

REAR GARDEN

A great sized garden which is positioned over three levels. Having a patio area, mainly laid to lawn and a decking area. This is a great sized rear garden for hosting family events and also benefits from wall lighting to the rear and side, electrical point and a water tap.

FRONT / PARKING

There is ample parking to the front for up to 5 - 6 vehicles.

DIRECTIONS

Postcode for sat-nav - CV34 5PL



Floorplan

Internal Living Area 997sq ft / 92.67m2

GROUND FLOOR



LOWER GROUND FLOOR



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General Information

Tenure
Freehold

Fixtures & Fittings

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.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band D - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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