

Peter Clarke



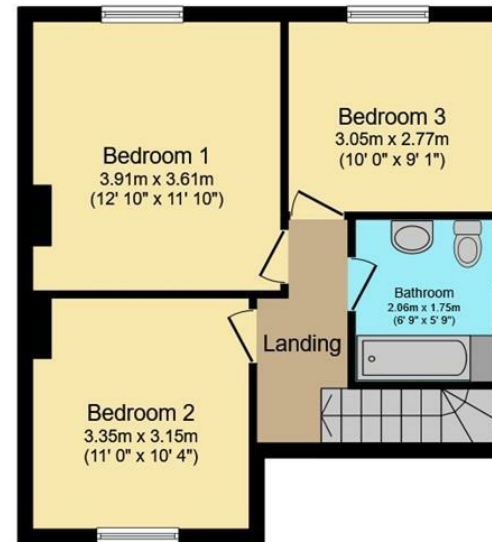
36 All Saints Road, Warwick, CV34 5NN

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**Ground Floor**

Floor area 57.4 sq.m. (618 sq.ft.)



**First Floor**

Floor area 45.1 sq.m. (485 sq.ft.)

Total floor area: 102.5 sq.m. (1,104 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](http://www.Propertybox.io)





- Spacious Three Bedroom Home
- Period Features
- Two Reception Rooms
- Fitted Kitchen
- Conservatory
- Three first Floor Bedrooms
- Modern Family Bathroom
- Large rear garden with side access
- Scape for extension (subject to planning)
- EPC Rating TBC



Offers In Excess Of  
£375,000

This beautifully presented and incredibly spacious three double bedroom period semi-detached property is situated on the ever popular All Saints Road in Warwick lying within easy reach of both Warwick and Leamington town centres, fantastic local amenities and schools, and offering an outstanding plot and off road parking. The property has internal accommodation briefly comprising large entrance hallway, sitting room, dining room, kitchen, three first floor double bedrooms and a modern family bathroom. Outside, the property has a larger than average lawned garden with generous paved rear dining terrace and open fronted garden room offering scope for garage or potential rear parking if so needed.

#### APPROACH

accessed from All Saints Road via a block paved driveway and footpath, this leads up to a timber and glazed front door which in turn opens in to:

#### ENTRANCE HALL

having stairs rising to the first floor landing and benefiting from original quarry tiled flooring and useful understairs storage cupboard. The entrance hall gives way to the living room and dining room.

#### DINING ROOM

This spacious and versatile reception room is currently being utilised as an additional bedroom and benefits from a large double glazed bay window to the front elevation and has a stunning wrought iron feature fireplace with stripped timber floorboards and original picture rail.

#### LIVING ROOM

also accessed from the entrance hall is the living room with centrally mounted open feature fireplace with timber mantel and stone hearth having integrated timber display shelving and cabinets to either side. With stripped timber floorboards, internal doorway through to the fitted kitchen and further open squared arch leading through to the conservatory.

#### CONSERVATORY

The conservatory is accessed from the sitting room via

the squared arch and has uPVC double glazed panels to three elevations with french doors opening out on to the lawned rear garden, and useful window seats.

#### KITCHEN

This generous kitchen comprises a range of solid wood fronted wall and base mounted units with contrasting granite effect work surfaces over and has an inset stainless steel sink and drainer unit with chrome monobloc tap. Having a rear facing double glazed window giving outstanding views over the lawned rear garden and space and plumbing provided for both washing machine and dishwasher. Additional spaces provided for an upright cooker and fridge freezer. With timber and glazed rear access door giving views and direct access on to the lawned rear garden.

#### FIRST FLOOR LANDING

having stairs rising from entrance hall and gives way to all three double bedrooms and the modern family bathroom.

#### BEDROOM ONE

This beautifully presented and spacious double room currently houses a king size bed and has stripped pine floorboards, integrated storage cupboards and rear facing double glazed window giving views out to the outstanding lawned rear garden.

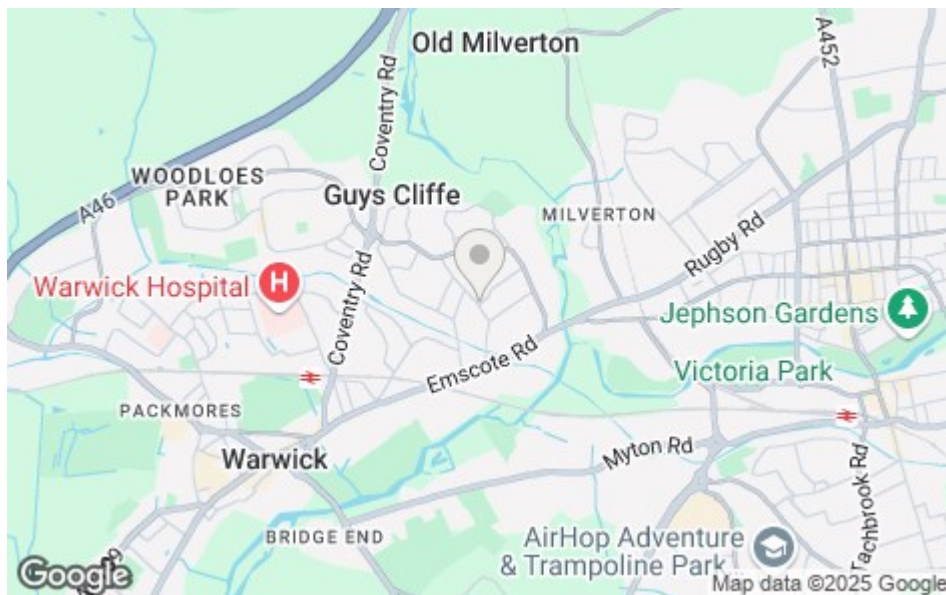












### MODERN FAMILY BATHROOM

This beautifully presented and modern family bathroom comprises a three piece suite with oversized panelled bath with mains fed shower over and fixed glass screen, contemporary style low level WC with dual flush and pedestal wash hand basin. The picture is completed with ceramic tiling to floor and all splashback areas, central heating towel rail and an obscured double glazed window to the side elevation

### BEDROOM TWO

Another generous double room, this time having front facing double glazed windows looking out over All Saints Road and the neighbouring green, with exposed ceiling timber, engineered oak flooring, and currently housing a king size bed.

### BEDROOM THREE

The third and final bedroom is currently housing a single bed, but could easily accommodate a double, and benefits from a large double fronted built in storage wardrobe and rear facing double glazed window looking out over the lawned rear gardens.

### OUTSIDE TO THE FRONT

To the front of the property is a block paved driveway enabling off road parking for two plus cars this leads up to a lockable timber side access gate leading to the side and rear gardens.

### REAR GARDEN

The expansive lawned rear garden is accessible from the conservatory and benefits from three timber access gates locate to the front side and rear of the garden. In addition, there is a large paved dining patio, timber open fronted summer house, water feature and well stocked borders and beds.

### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains gas, electric, water and drainage are connected to the property. However this should be checked by your



solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** TBC. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.

**DISCLAIMER:** Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.







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