



HILL STREET, OFF EMSCOTE ROAD

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SALES & LETTINGS





An amazing opportunity to purchase a beautifully traditional, two bedroom Victorian terraced property within walking distance of Warwick and Leamington. There is ample on street parking and local amenities within a stones throw away. St. Nicholas Park, sports centres and canal walks are all within a short walking distance of the property. The property sits within the catchment area of both Emscote school and Myton school. The accommodation is arranged over two floors and briefly comprises, living room, dining room, breakfast kitchen and cellar access. To the first floor are two double bedrooms and a family bathroom. In addition to this there is a wonderful rear garden with a patio area and side gate to the front and rear of the property.



To view the Dollshouse and 3D tour please use the following link:- <https://my.matterport.com/show/?m=yyCWVuo2hrw>

Lounge

Beautiful room with new oak engineered wood flooring, new double glazed window to the front aspect, original feature fireplace (which can be opened up for a log burner) spotlights to the ceiling, central heating radiator, built in storage cupboards and very tastefully decorated.

Dining Room

Open plan kitchen/dining space, new oak engineered wood flooring, feature surround fireplace, door to the cellar, central heating radiator and feature window opening to the kitchen.



Breakfast Kitchen

Bright and airy, open plan kitchen with original terracotta tiled flooring, a range of base level units and worktop, stainless steel sink and drainer, double glazed window overlooking the rear garden, electric cooker and hob, space for washing machine, fridge/freezer and dishwasher. Double glazed UVC door to rear garden.

Master Bedroom

Large double glazed window to front elevation, new wool carpets, original feature fireplace, original coving to the ceilings, dual ceiling light points, central heating radiator and tastefully decorated.



Family Bathroom

Family bathroom with three piece white suite, partly tiled, white ceramic wash basin with mixer tap, low level flush WC, bath with shower over, double glazed window to rear elevation, central heating radiator and ceiling light point.

Second Bedroom

Generous double sized second bedroom, double glazed window to the rear elevation, large storage/wardrobe cupboard, ceiling light point, central heating radiator and new wool carpet.

Rear Garden

Beautiful, private rear garden recently refreshed with new plants and shrubs to the borders, patio area for table and chairs, side access gate and rear gate for access to bin storage.





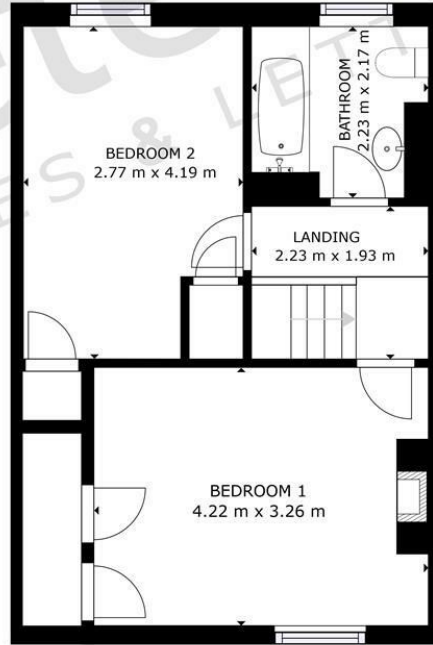
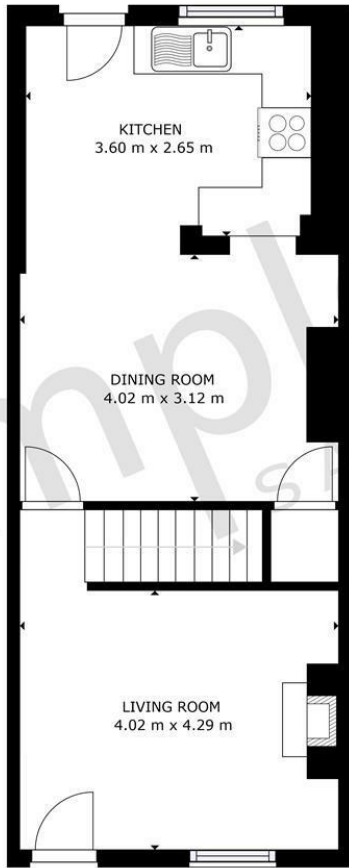
Location

Hill Street is ideally located between Warwick and Leamington Spa, offering a great position if working in either town. It also has great access to major road links including M40 and A46. 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. The house is situated close to local amenities such as bars and restaurants, with a large supermarket on its doorstep. Ample green spaces, parks such as Victoria Park & St Nicholas Park, riverside walks and open countryside are all within walking distance.

Parking

Ample on street parking



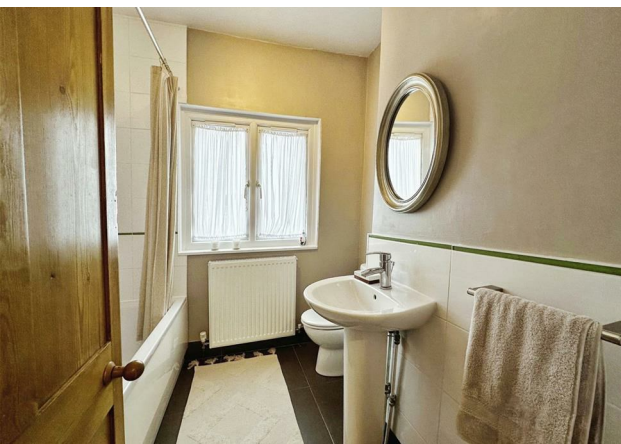


PORCH

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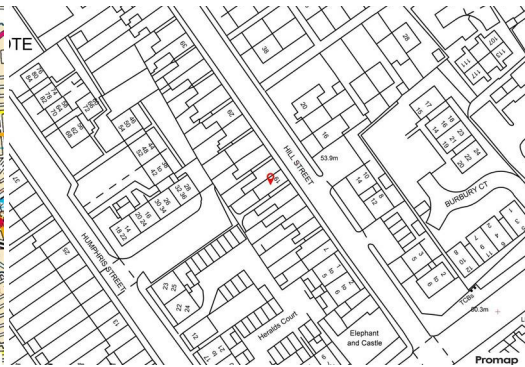
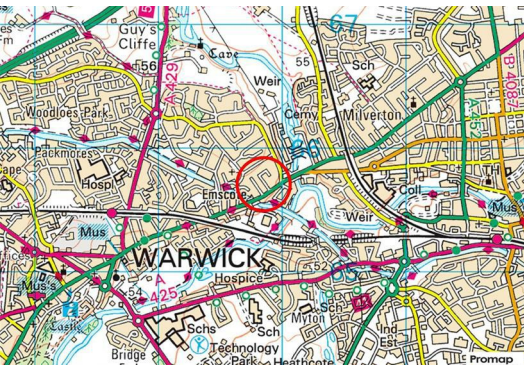
GROSS INTERNAL AREA
FLOOR 1: 42.43 m², FLOOR 2: 39.68 m²
EXCLUDED AREAS; PORCH: 7.7 m², PATIO: 35 m²
TOTAL: 82.11 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



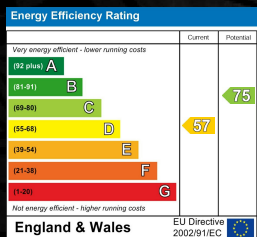


- Victorian Terraced Property
- Pretty Rear Garden
- Two Double Bedrooms
- Cellar
- Family Bathroom
- Convenient For Leamington & Warwick
- On Street Parking
- Tastefully Decorated
- Kitchen/Diner
- Ideal First Time Buyer Property



HILL STREET, WARWICK

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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