



Lakin Road, Warwick Town Centre

complete 
ESTATE AGENTS

Lakin Road, Warwick Town Centre, Warwick

Situated on Lakin Road in the historic town of Warwick, this charming two bedroom terraced home is being offered to market unfurnished. The property boasts; entrance hall, open plan living/dining room, breakfast kitchen, two well-proportioned bedrooms, large bathroom and landscaped rear garden, perfect for a small family or professionals looking for a peaceful retreat.

Upon entering, you are welcomed into a characterful hallway with tiled flooring and door through to a cosy open plan reception room, with new carpet, ample room for living and dining space, a feature fire and double glazed bay window to the front elevation. The breakfast kitchen is fitted with tiled flooring, a range of high and low level units and further space for a dining table with French doors out into the rear garden. Modern appliances included are; fridge freezer, washing machine, electric oven and gas hob with extractor over.

There is then carpeted stairs with handrail leading to the first floor landing with doors flowing off into; two well sized bedrooms both with feature fires and double glazed windows and main family bathroom which includes corner shower, separate bath, wash basin and toilet. The



bathroom has dark wood effect herringbone flooring, contrasting green painted walls, white brick effect tiling to water sensitive areas and benefits from heated towel radiator, double glazed windows to the rear elevation and chrome fittings.

Completing this charming home is a low maintenance, secure rear garden with lawn, seating area and gated rear access.

Warwick is renowned for its rich history and vibrant community, offering a range of local shops, cafes, and recreational facilities. The property is well-positioned to take advantage of the picturesque surroundings, including the famous Warwick Castle and beautiful parks, making it an attractive choice for those who appreciate both culture and nature. Also sits within walking distance to the train station and Warwick Hospital.

Do not miss the chance to make this lovely house your new home.

Location

- The local schools are excellent: Coten End Primary is just over a 5 minute walk away and Myton Secondary School is 0.75 miles away.
- It's a short walk to Warwick Railway Station, and the local bus routes are very good, with a bus stop on Coten End and Coventry Road.
- A short walk to 2 fantastic parks: St Nicholas Park (with a children's playground, crazy golf, children's rides and a café) and Priory Park (a natural park with meadow and woodland walks) on the doorstep.
- Warwick Racecourse is also only about 1.5 miles away and is a lovely spot for a walk.
- There are several great pubs within walking distance, including The Bowling Green, The Black Pug, The Wild Boar, The Roebuck and The Saxon Mill.
- There are at least 4 lovely cafes within a 10-minute walk.
- Smith Street, with lots of independent shops and restaurants, is also a 5 minute walk away.
- Warwick Square (with lots more pubs, restaurants and weekly market) is a 10-15-minute walk





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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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