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RESIDENTIAL

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22, Vine Lane, Warwick

Price Guide  
£305,000



This charming, newly refurbished Victorian terrace is located conveniently within walking distance of Warwick Town Centre, Warwick Hospital, and nearby Warwick Railway Station. The accommodation which retains several original features briefly affords. Entrance hall, Sitting room with the original fireplace, separate dining room, fitted kitchen with a host of appliances, cellarge, two good bedrooms and a modern bathroom with a shower enclosure. To the front, there is a good-sized front garden with a generous-sized driveway and to the rear, there is an enclosed lawned rear garden. The property is offered with no upward chain and the energy rating is D.

#### Location

Vine Lane is conveniently situated within walking distance

of all amenities including Warwick Town Centre, Warwick Hospital and nearby Warwick Railway Station.

#### Approach

Through a double-glazed entrance door with a natural light window over into:

#### Entrance Hall

Wood effect floor, radiator, inset mat, staircase rising to First Floor. Doors to:

#### Sitting Room

12'11" x 9'9" (3.96m x 2.98m)

With a wide projecting chimney breast, original period fireplace, cast iron inset, decorative tiled inlay, and quarry tiled hearth. Ceiling light point, radiator, and a sealed unit double-glazed sash window to the front aspect.

#### Dining Room

12'0" x 9'2" (3.66m x 2.80m)

Wood effect floor, radiator, built-in full-height storage cupboards to one chimney alcove, Double-glazed sash window to the rear aspect. The original door to the Cellar and Kitchen.

#### Fitted Kitchen

9'0" x 7'6" (2.76m x 2.29m)

The kitchen features a coordinated set of base and eye-level units, along with matching worktops and tiled splashbacks. It includes an inset single drainer sink with a mixer tap, a built-in electric oven, an induction hob with a concealed extractor unit, a Beko washing machine, and an upright fridge/freezer. The room is finished with matching flooring, a radiator, downlighters, and a double-glazed window and casement door to the side aspect.



#### Cellar

12'0" x 10'3" (3.67m x 3.14m )  
Brick floor, power & light and natural ventilation. The headroom is 1.95m (6'4")

#### First Floor Landing

Access to roof space. Doors to:

#### Bedroom One

13'0" x 13'0" (3.98m x 3.98m)  
Radiator, projecting chimney breast and a sealed unit double glazed sash window to the front aspect.

#### Bedroom Two

12'0" x 7'5" (3.67m x 2.28m)  
Original fireplace, radiator and a double-glazed window to the rear aspect.

#### Bathroom

White suite comprising bath with mixer tap, WC, pedestal wash hand basin. Tiled shower enclosure with shower system and glazed folding shower screen. Shaver point, fully tiled walls, chrome heated towel rail and double-glazed windows to the side and rear aspects.

#### Outside

To the front of the property is a good-sized fore garden with a tarmac driveway, providing that all-important off-road parking.

#### Rear Garden

Enclosed on all sides by timber fencing, having a paved patio area, lawned gardens and an outside brick built gardener's WC.

#### Tenure

The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

#### Services

All mains services are understood to be connected. NB, We have not tested the heating, domestic hot water system, kitchen appliances, or other services and whilst believing them to be in satisfactory working order cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

#### Council Tax

The property is in Council Tax Band "C" - Warwick District Council

#### Postcode

CV34 5BE

Your Property - Our Business

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

Warwick Office  
17-19 Jury St,  
Warwick  
CV34 4EL

01926 499540 [ehbresidential.com](http://ehbresidential.com)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Also at: Leamington Spa, Somerset House,  
Clarendon Place, Royal Leamington Spa CV32 5QN

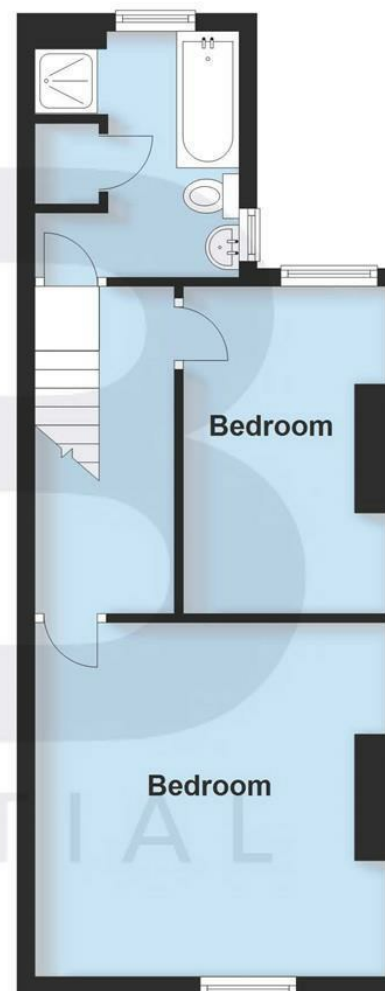
## Ground Floor

Approx. 37.7 sq. metres (405.8 sq. feet)



## First Floor

Approx. 37.0 sq. metres (398.7 sq. feet)



Total area: approx. 89.5 sq. metres (963.5 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

## Basement

Approx. 14.8 sq. metres (158.9 sq. feet)

