



16, Meadow Road, Warwick

Price Guide  
£269,950





This period terraced house is situated in a highly popular residential location, moments from St Nicholas Park and conveniently positioned for the town centres of both Warwick and Leamington Spa. The accommodation, in brief, comprises an entrance porch, dining room, sitting room, kitchen, ground floor shower/wet room, three bedrooms and a small courtyard garden. The property is for sale with NO UPWARD CHAIN. The energy rating is D.

#### Location

Meadow Road occupies a quiet backwater position moments from St Nicholas Park, convenient for the new Lidl, plus nearby Sainsbury's and Tesco and with a bus stop nearby providing easy quick access to both Warwick and Leamington Spa town centres and the excellent shopping, social and cultural amenities.

#### Approach

Through a UPVC double glazed entrance door into:

#### Entrance Porch

Coir matt and a multi-paned door to:

#### Dining Room

10'4" x 8'3" (3.17m x 2.53m)

Built-in low-level storage cupboards to both chimney alcoves, double-glazed window to the front aspect, radiator and multi-paned double doors lead through to the:

#### Sitting Room

12'9" x 10'10" (3.89m x 3.32m)

Oak finish floor, marble surround fireplace, wall light points, staircase rising to First Floor, radiator, double glazed internal window and multi-paned door to:

#### Kitchen

13'1" x 8'9" (3.99m x 2.67m)

Range of base and eye level units, worktops with inset single drainer sink unit with mixer tap. Built-in electric oven and ceramic hob with extractor unit over, Kenwood slim-line dishwasher, Beko fridge and freezer. Two radiators, a tiled floor and a double-glazed casement door to the rear aspect. Door to:

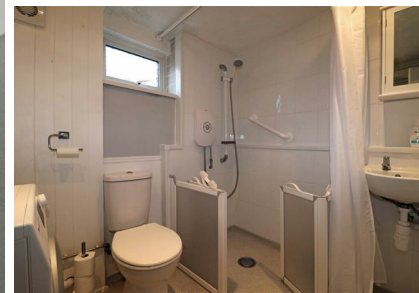
#### Ground Floor Shower/Wet Room

Tiled shower area with shower system, wash basin and WC, Miele wall-mounted chrome heated towel rail, and extractor fan. Concealed gas-fired boiler, downlighters and a double-glazed window to the rear aspect.

#### First Floor

Radiator, access to roof space and doors to:





#### Bedroom One

11'8" x 10'4" (3.57m x 3.17m)

Having a comprehensive range of built-in wardrobes, a radiator and a double-glazed window to the front aspect.

#### Bedroom Two

10'11" x 9'11" (3.35m x 3.04m)

Radiator and a double-glazed window to the rear aspect.

#### Bedroom Three

10'11" x 8'8" (3.34m x 2.65m)

Radiator and a double-glazed window to the rear aspect.

#### Outside

To the rear of the property is a hard landscaped outside space with outside lighting being "L" shaped. There is a large composite shed with power. A wooden, full-height gate gives access out to the rear.

#### Tenure

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

#### Services

All main 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 and cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

#### Council Tax

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

#### Postcode

CV34 4PS

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

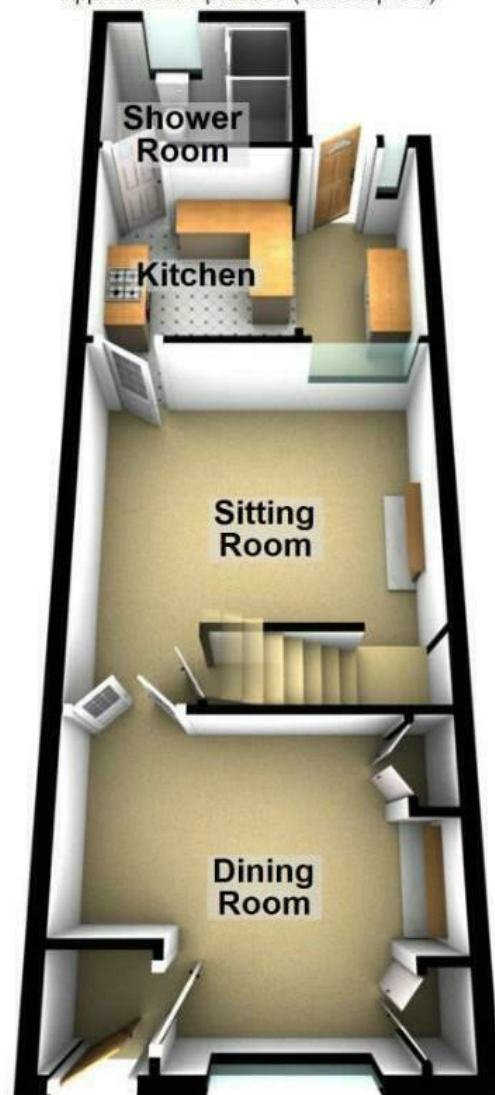
01926 499540 • [ehbresidential.com](http://ehbresidential.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>66</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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

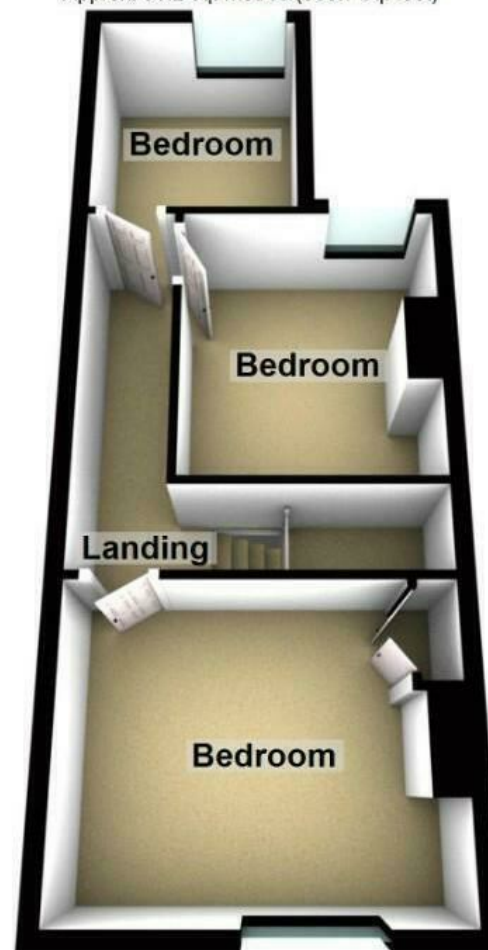
## Ground Floor

Approx. 45.4 sq. metres (488.6 sq. feet)



## First Floor

Approx. 36.2 sq. metres (389.7 sq. feet)



Total area: approx. 81.6 sq. metres (878.3 sq. feet)

**IMPORTANT NOTICE** ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particulars importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.