





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)

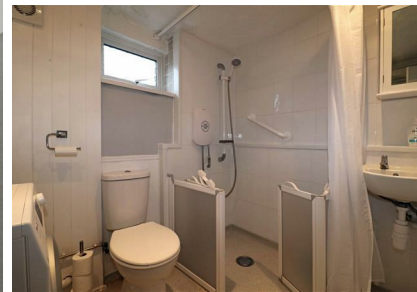
Range of base and eye level units, worktops with inset single drainer sink unit with mixer tap. Built-in electric oven and ceramic hob with extractor unit over, Kenwood slim-line dishwasher, Beko fridge and freezer. Two radiators, a tiled floor and a double-glazed casement door to the rear aspect. Door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

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

01926 499540 • ehbresidential.com

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

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

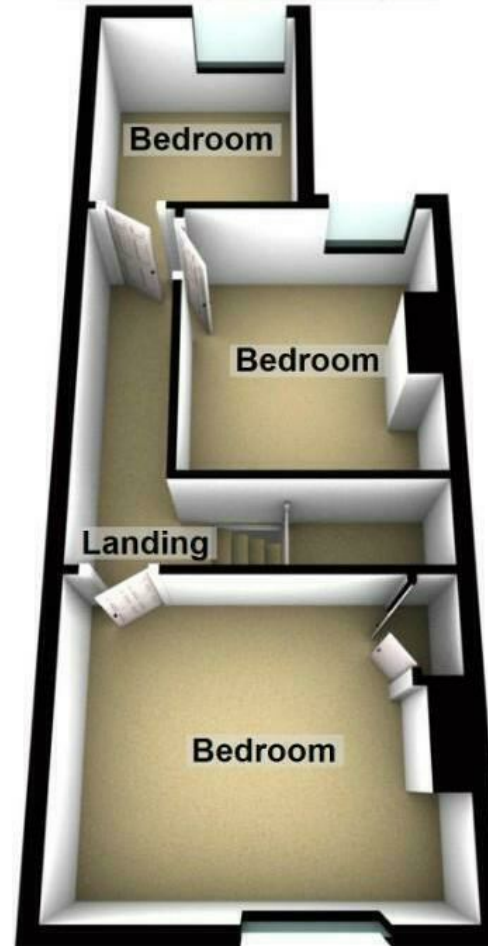
Ground Floor

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)

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