





A well-presented two-bedroom end-of-mews house, located within a small courtyard development in the historic town centre. The accommodation briefly comprises an entrance hall, a cloakroom, a living room with a woodburner, a dining conservatory, en-suite showers for both bedrooms, off-road parking, a low-maintenance rear garden with rear pedestrian access, and delightful views of the historic Westgate. Energy rating C. NO UPWARD CHAIN.

Location

Leycester Court is opposite the ancient Westgate, the main entrance to the historic town centre. A wide variety of shops and restaurants are nearby as is the medieval Warwick Castle and grounds. Warwick enjoys various shopping, cafés, restaurants, and recreational facilities. Commuting is easy, with regular trains from nearby Warwick Station, Warwick Parkway and Leamington Spa to London Marylebone (fastest trains under 90 minutes) and Birmingham. The motorway network

is easily accessible with junctions 13/14/15 of the M40, all within a short drive of the town, giving access to Birmingham and the north, London and the south. There are a variety of state and private schools to suit all requirements, including Warwick Preparatory and Boys School and The King's High School, all of which are within close proximity.

Approach

Through a double glazed entrance door into:





Entrance Hall

Radiator, tiled floor, staircase rising to First Floor.
Doors to:

Cloakroom

WC, wash hand basin, radiator, tiled floor and a double glazed window.

Living Room

Wood effect floor, coving to ceiling, vertical radiator, corner blue enamel wood burner set on a raised tiled hearth with decorative tiled surround, double glazed window and a wide opening to:

Dining Conservatory

Matching floor, radiator, double glazed windows and double opening doors provide access to the garden.

Breakfast Kitchen

A range of matching base and eye-level units, complementary worktops with a single-drainer sink unit with mixer tap and rinse bowl, Built-in Bosch electric oven, and four-ring gas hob with extractor unit over. Space and plumbing for washing machine and dishwasher, integrated freezer and separate

fridge, and space for microwave. Radiator, tiled floor, double-glazed casement door to rear aspect, and a double-glazed window allow you to enjoy views of Westgate.

First Floor Landing

With doors to:

Bedroom One

Radiator, access to roof space with pull down loft ladder, double glazed window with pleasant views.
Door to:



En-Suite Shower

White suite comprising tiled shower cubicle with shower system and glass shower door, WC, wash hand basin with storage below. Electric heated towel rail, extractor fan, tiled floor and a double glazed window.

Bedroom Two

Radiator, double glazed box window with secondary glazing and views of Westgate. Sliding door to:

En-Suite Shower

White suite comprising WC, pedestal wash hand basin, tiled shower cubicle with Bristan shower system and glazed sliding shower door. Electric heated towel rail, tiled floor, extractor fan and a double glazed window.

Outside

Within the central courtyard, there is a single allocated parking space. To the rear, there is a low-maintenance secluded courtyard-style garden. The property benefits from private, gated rear

pedestrian access with views of Westgate. There is a handy brick-built store with power and light, and it accommodates the Vaillant combination gas-fired boiler.

Directions

Leave our offices in Jury Street and proceed into the High Street. Prior to the Westgate, turn left into Leicester Place opposite the Lord Leicester Hospital. Leicester Court is on your right and proceed through the archway.





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 to the property. 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 we cannot give any

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

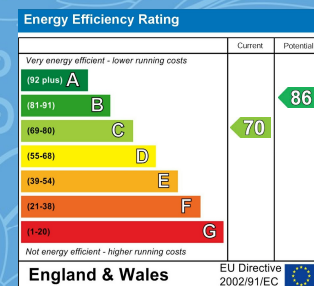
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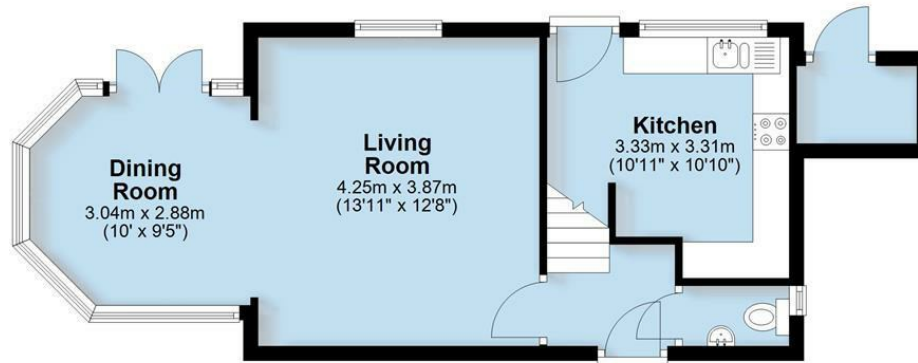
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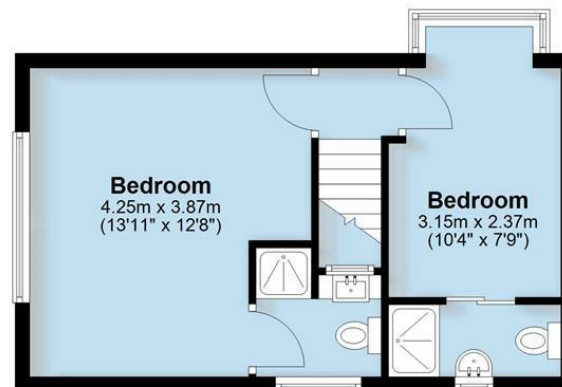
Ground Floor

Approx. 41.2 sq. metres (443.6 sq. feet)



First Floor

Approx. 31.4 sq. metres (338.1 sq. feet)



Total area: approx. 72.6 sq. metres (781.7 sq. feet)

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

Total area does not include outbuildings
Plan produced using PlanUp.