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6, Priory Road, Warwick

£1,495 Per Month



Available 12th December 2025 is this stunning, gas-heated two double-bedroom townhouse situated in Warwick town centre, offering easy access to the train station and Warwick Technology Park.

The beautifully appointed accommodation comprises, briefly, a sitting room and a spacious, high-quality breakfast kitchen with a host of integrated appliances, including a hot tap. On the first floor, there is a master bedroom with access to

a dressing room and a luxury main bathroom with underfloor heating. On the top floor, there is another double attic bedroom with an en-suite shower. To the outside, there is a small enclosed, low-maintenance garden.

Parking is available on the street, and parking permits can be purchased. We believe they cost £25 per permit per year. This household can have a maximum of three permits, plus a visitor's permit. The property is located in the W2 Zone. Energy

rating E.

Viewing is highly recommended.

Location

Priory Road is conveniently located within walking distance of Warwick Town Centre, where you'll find a diverse range of restaurants, bars, and cafés. Additionally, Priory Park is nearby, offering natural open spaces, meadows, and woodland walks. The area is also close to Warwick Railway Station and the motorway network, ensuring easy commuting options.





Approach

Through a part part-glazed entrance door into:

Sitting Room

12'2" x 11'3" (3.71m x 3.44m)

Herringbone wood effect floor, fireplace with wooden surround and stone hearth (gas stove capped off). Downlighters, radiator, built-in storage cupboard, staircase rising to First Floor Landing and a double-glazed window to the front aspect with fitted shutters.

Fitted Breakfast Kitchen

13'8" x 9'3" (4.17m x 2.83m)

Quality range of base and eye-level units. Quartz worktops and upstands with an inset single drainer sink unit and hot tap. Built-in Neff induction hob with extractor unit over, Neff electric oven and grill with integrated bin e below and storage cupboard above. Bosch dishwasher and Beko washer/dryer, integrated fridge/freezer, vertical radiator, concealed wall-mounted combination gas-fired boiler, double-glazed window to the rear aspect and garden.



First Floor Landing

Downlighters, smoke detector, Staircase rising to Second Floor Landing. Solid wood doors to:

Bedroom One

10'3" x 9'7" (3.13m x 2.93m)

Ceiling beams, radiator, bedside lights, under-stairs storage, double-glazed window to front aspect with fitted shutters and opening to:





Dressing Room

9'3" x 7'2" (2.82m x 2.20m)

Ample open hanging rail space, radiator, display wall shelving and a double-glazed window to the rear aspect with fitted shutters.

Main Bathroom

White suite comprising bath with wall-mounted mixer tap, heated towel rail, WC, wall-hung vanity unit with counter-top circular sink and soft-close drawers below. Tiled floor with under-floor heating, downlighters, and extractor fan. Tiled shower

enclosure with a rainfall showerhead and a separate shower attachment and a double-glazed window to the rear aspect. Shaver socket inside vanity unit, as well as an LED mirror above the basin.

Second Floor Attic Double Bedroom

Attic Bedroom

13'0" x 9'10" (3.97m x 3.02m)

Features high angled ceilings, exposed timbers, downlighters, and bedside lights. Double-glazed

Dormer windows to the front and rear aspects, both with fitted shutters and door to:

En-suite Shower

White suite comprising WC with concealed push-button cistern, wash-hand basin with storage below, and heated towel rail. Tiled shower enclosure with shower system and glazed shower screen. Downlighters, extractor fan, tiled floor and an angled ceiling incorporating a Velux double-glazed roof light.





Outside

To the rear is an attractive small courtyard garden with a decorative tiled floor, designed for easy maintenance.

Council Tax

Warwick District Council Tax Band B

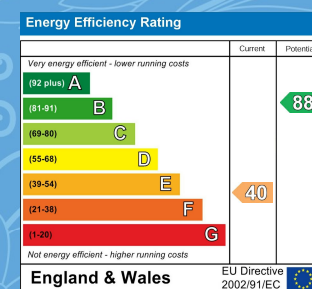


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