



16, Beauchamp Road, Warwick

Price Guide £360,000



This traditional three-bedroom end-of-terrace bay-fronted house has been improved and thoughtfully modernised to a most appealing contemporary style. Attractive features include the tiled floor in the hall, exposed floor boards in the reception rooms, and period fireplaces. To the rear, there is a cloakroom and a lean-to conservatory. On the first floor, there are three bedrooms and a modern bathroom. The good-sized, established rear gardens provide a particular feature to the property, with garden sheds, a summer house, and a greenhouse. An early viewing is strongly recommended. Energy rating D.

Location

Bauchamp Road forms part of a popular established residential area close-by to local primary schools and conveniently placed equidistant of Warwick and Leamington Spa town centre amenities.

Enclosed Porch

Double-glazed door. Attractive patterned Minton-style tiled floor. Front door with an obscure glazed pane and a leaded window light over.



Entrance Hall

Radiator, decorative tiled floor. original door to the dining room and the Staircase to the first floor.

Sitting Room

11'2" x 12'2" into bay (3.4 x 3.72 into bay) Corner fireplace with decorative grate and tiled hearth. Double-glazed walk-in bay window to the front with fitted blinds. Exposed floorboards, vertical radiator. Opening to



Dining Room

11'9" x 11'9" (3.58 x 3.58)

Victorian fireplace with decorative tiled inserts and set on a tiled hearth. Exposed floor boards. Contemporary style vertical radiator. Low-level storage cupboards set into the chimney recess, one housing the electric meter. Double-glazed double doors provide access to the rear garden. Original door to the kitchen.



Kitchen

12'2" x 8'4" (3.72 x 2.53)

Inset one-and-a-half-bowl white sink with hose tap attachment and cupboard space under. Base level units providing cupboard and drawer space. Natural wood work surface, and tiled walls around the splash areas. Plumbing for a dishwasher, Built-in oven, and gas hob over. One wall features rustic wood panelling. Old school style radiator. Ceiling recessed spot light. Tiled floor. Under-stairs pantry cupboard and a double-glazed window to the side.

Lobby Area

Double glazed door to conservatory.

Cloakroom

W.C with concealed cistern. Cupboard housing the gas-fired combination boiler.

Lean To Conservatory

8'8" x 5'2" (2.64 x 1.57)

Space and plumbing for a washing machine, power, windows, and a glazed door to the rear garden.



First Floor Landing

Ceiling recessed spotlights. Original doors lead to:

Bedroom One

14'10" x 10'1" plus 5'2" x 4'1" door recess (4.51 x 3.07 plus 1.57 x 1.25 door recess)

Decorative cast iron fireplace with tiled hearth. Radiator. Two double-glazed windows to the front, fitted with blinds. Ceiling recessed spotlights, access to loft space.

Bedroom Two

11'9" x 9'4" (3.58 x 2.85)

A radiator and a double-glazed window to the rear.

Bedroom Three

8'2" x 8'6" (2.48 x 2.58)

A radiator and a double-glazed window to the rear overlooking the garden.

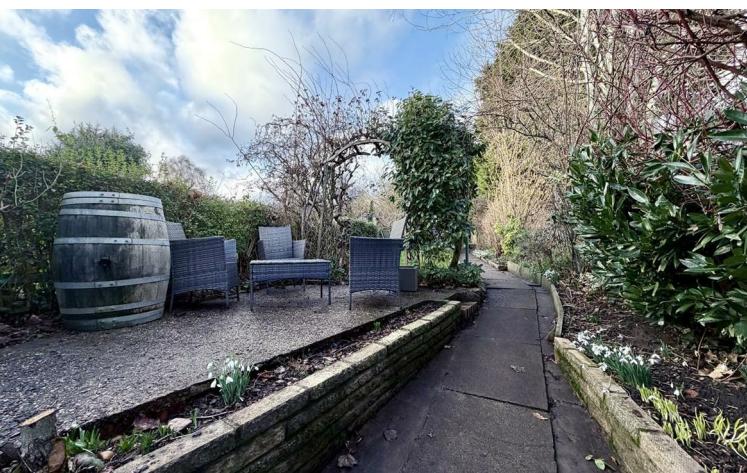
Bathroom

Modern white Suite. Bath with Triton Amber shower over, folding screen and walls fully tiled. W.C. with

concealed cistern and wash-hand basin with cupboard under. Wall mirror with illumination and a shaver point. Double-glazed window. Ceiling recessed spot lights and extractor fan.

Outside

The front has been attractively block-paved, with steps up to the front door. There is a flower and shrub bed under the bay and a side pedestrian access shared with number 18. Gate to the rear garden.



Established Garden

The long rear garden is attractively laid out with a series of " rooms". Steps rising to a patio area with raised beds and retaining walls. Pathway leads through an archway to an area laid to lawn and with a further patio to the front of the summer house. Timber garden shed and log store. Timber-edged raised vegetable patch and greenhouse. At the far end of the garden is a paved area plus two further garden sheds.

Tenure

The property is freehold.

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

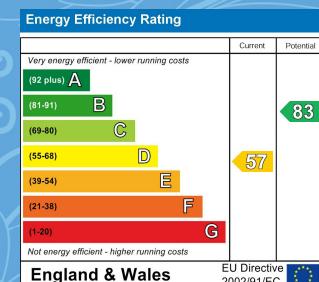
Postcode

CV34 5NU

Your Property - Our Business

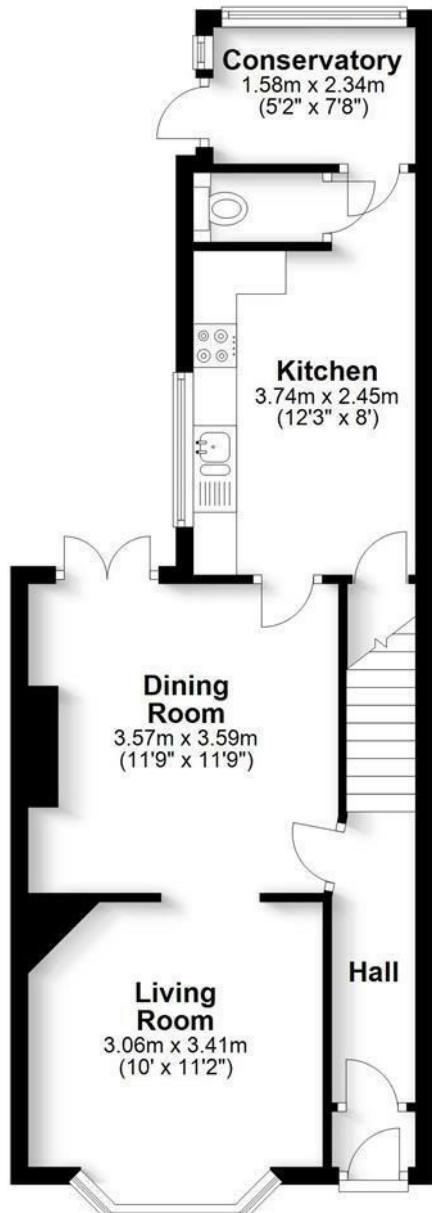
 Residential Estate Agents •
 Lettings and Property Managers •
 Land and New Homes Agents •

 Warwick Office
 17-19 Jury Street
 Warwick
 CV34 4EL

 01926 499540 ehbresidential.com

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

Ground Floor

Approx. 46.0 sq. metres (495.2 sq. feet)

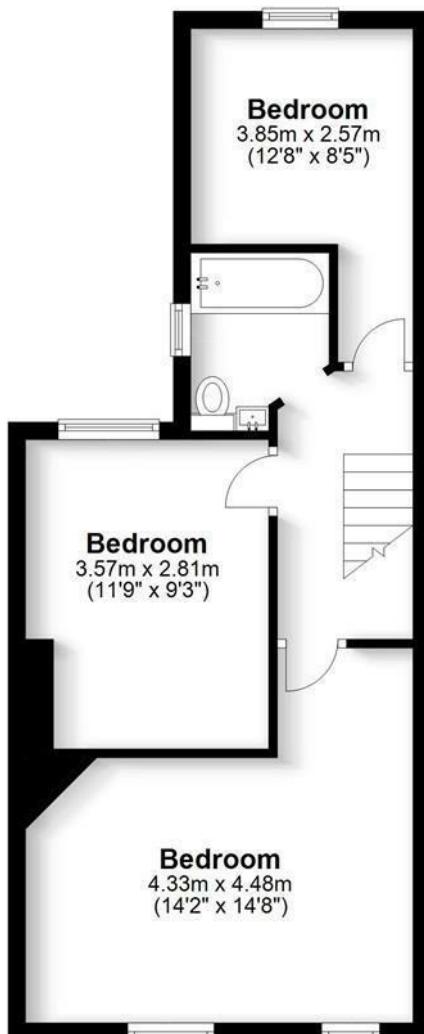


Total area: approx. 88.3 sq. metres (951.0 sq. feet)

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

First Floor

Approx. 42.3 sq. metres (455.7 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 particular 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.