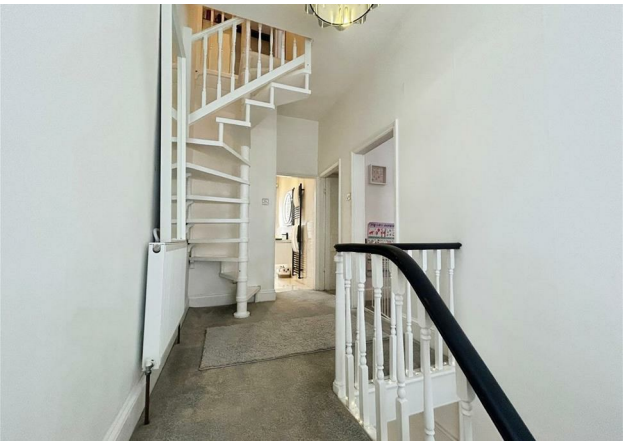
BROAD STREET,

complete
SALES & LETTINGS



A beautifully modernised late Victorian terrace home, located in the heart of historic Warwick, within walking distance of the town centre, Warwick train station, St Nicholas Park, Warwick Hospital, and the highly regarded Coten End Primary School. This characterful property is full of period charm and offers spacious, versatile living over four floors. The accommodation comprises: an inviting entrance hall, a bay-fronted living room with a feature fireplace, a large dining room perfect for entertaining, a well-fitted kitchen, and a converted basement currently used as a home cinema. Upstairs, there are two generously sized bedrooms and a contemporary family bathroom. Outside, the home benefits from both front and landscaped rear gardens, as well as a private driveway. A rare opportunity to own a substantial period home in a highly sought-after central Warwick location.

Entrance Hall

Featuring stylish dark herringbone flooring, the entrance hall provides access to the lounge and dining room, with a glazed door opening directly onto the rear garden. Stairs rise to the first floor, with further stairs leading down to the basement.

Lounge

A charming and welcoming lounge featuring elegant herringbone flooring and a feature fireplace with bespoke shelving and useful storage to either side. A beautiful bay window to the front aspect provides plenty of natural light, complemented by a central heating radiator, ceiling light point and attractive coving.

Dining Room

Continuing the stylish herringbone flooring, the dining room features an attractive open fireplace and French doors opening directly onto the rear garden, creating a lovely connection between the indoor and outdoor living spaces. The room also benefits from a central heating radiator and ceiling light point, with direct access through to the galley kitchen.

Kitchen

The galley kitchen is fitted with marble flooring and a good range of base and wall-mounted storage cupboards and drawers, complemented by a sink and drainer with mixer tap. There is a gas hob with oven and extractor fan, together with space and plumbing for a washing machine and tumble dryer. A French glazed window overlooks the patio and rear garden, while ceiling spotlights provide additional illumination. A partially glazed door gives direct access to the rear garden.

Basement

A versatile converted basement, fully carpeted and currently arranged as a comfortable home office and TV room. The room benefits from a street-level window, providing natural light, with excellent potential to suit a variety of uses.

Stairs & Landing

Fully carpeted stairs and landing with a painted wooden balustrade, central heating radiator and ceiling light point. A large sash window overlooks the rear elevation, providing plenty of natural light. Doors lead to Bedrooms One and Two and the family bathroom, with a spiral staircase providing access to the loft.

Bedroom One

A spacious master bedroom, fully carpeted and featuring a sash window to the front elevation, allowing for plenty of natural light. The room also benefits from a feature fireplace, central heating radiator and ceiling light point, with ample space for a range of bedroom furniture, including wardrobes, bedside tables and a dressing table.

Bedroom Two

A well-proportioned double bedroom featuring a sash window overlooking the rear elevation, a charming feature fireplace and useful built-in storage cupboard. The room is further complemented by a central heating radiator, ceiling light point and ample space for a range of bedroom furniture.

Bathroom

A stylish family bathroom featuring contemporary tiling and a modern suite comprising a panelled bath with mixer tap, separate shower enclosure with rainfall shower, low-level flush WC and ceramic hand basin with mixer tap and vanity unit beneath. Further benefits include a wall-mounted heated towel radiator, electric shaving point, ceiling spotlights and a sash window overlooking the rear elevation.

Rear Garden & Parking

A beautifully enclosed and private rear garden, thoughtfully designed for both entertaining and relaxing. The garden features a generous gravelled seating area with a charming brick boundary wall, creating a wonderful outdoor entertaining space. Beyond this is a low-maintenance artificial lawn, with raised gravel borders and gated side access. The property also benefits from a substantial private gravelled parking area, providing excellent off-road parking.

Location

• The local schools are excellent: Coten End Primary is just over a 5-minute walk away and has a Good Ofsted Rating (2/5 categories Outstanding), and Myton Secondary School is c. 1 mile away and has a Good Ofsted Rating.
• It's a short walk to Warwick Railway Station, and the local bus routes are very good, with a bus stop on Coten End.
• It's a 5-10 minute walk to 2 fantastic parks: St Nicholas Park (with a children's playground, crazy golf, children's rides, and a café) and Priory Park (a natural park with meadow and woodland walks). Warwick Racecourse is also only about 1.5 miles away and is a lovely spot for a walk.
• There are several great pubs within walking distance, including The Bowling Green, The Black Pug, The Wild Boar, The Roebuck and The Saxon Mill.
• There are at least 4 lovely cafes within a 10-minute walk.
• Smith Street, with lots of independent shops and restaurants, is also a 5-10 minute walk away.
• Warwick Square (with lots more pubs and restaurants) is a 10-15-minute walk

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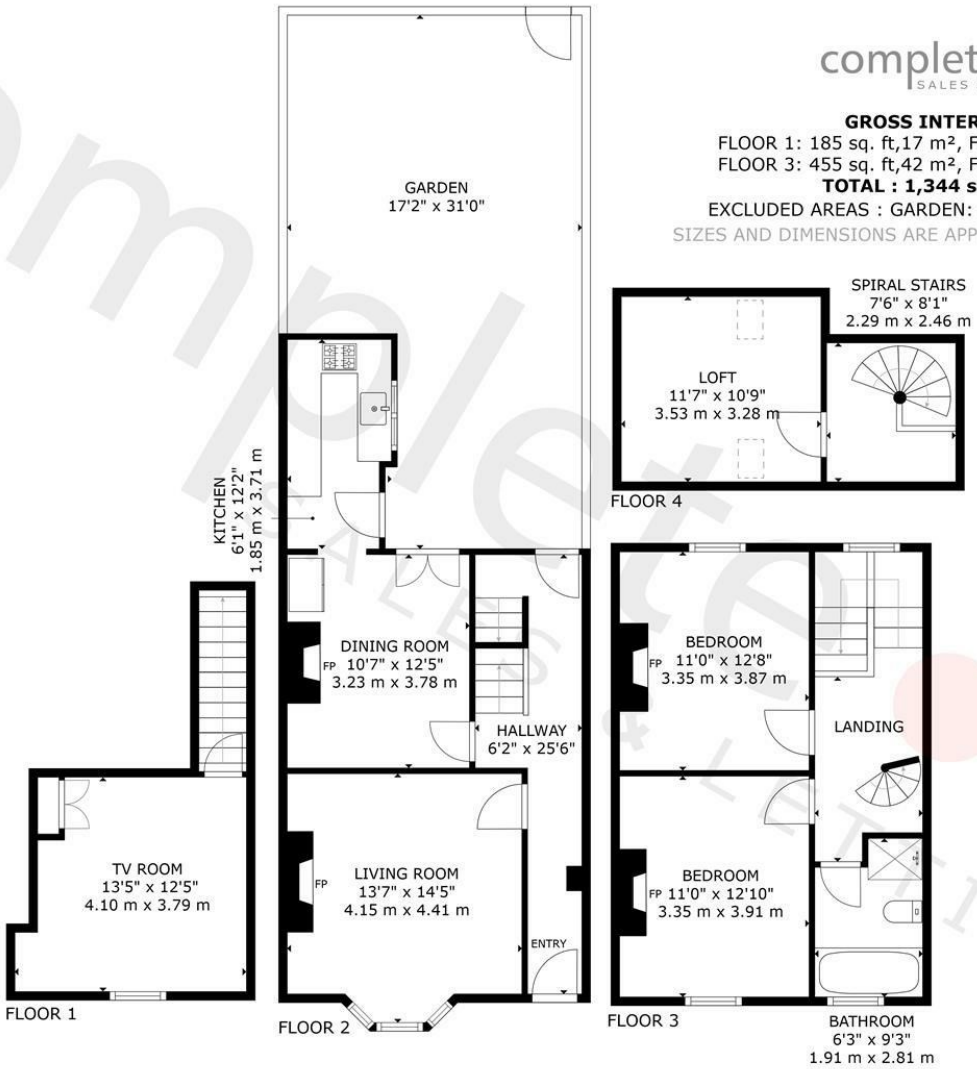
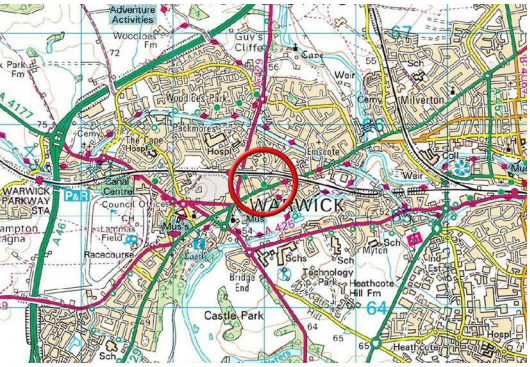
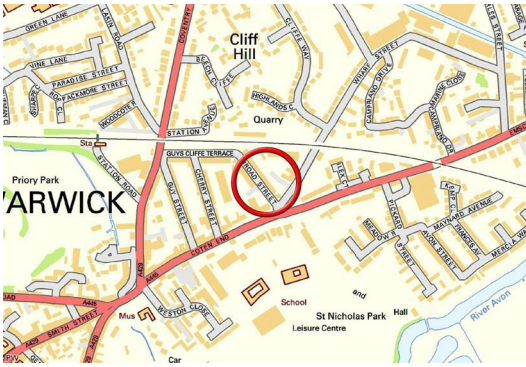
GROSS INTERNAL AREA
FLOOR 1: 185 sq. ft,17 m², FLOOR 2: 516 sq. ft,47 m²
FLOOR 3: 455 sq. ft,42 m², FLOOR 4: 188 sq. ft,17 m²
TOTAL : 1,344 sq. ft, 123 m²
EXCLUDED AREAS : GARDEN: 455 sq. ft,42 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



- Four-Story Elegant Victorian Terraced
- Walking Distance To Town Centre & St Nicholas Park
- Bay Fronted Living Room
- Fitted Kitchen
- Landscaped Rear Garden
- Beautifully Presented
- Two Double Bedrooms
- Dining Room
- Four Piece Bathroom
- Off Road Parking





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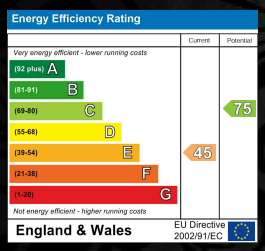
Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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