



BROAD STREET, WARWICK

complete ●●●
SALES & LETTINGS





A two bedroom charming character town house situated on Broad Street an attractive tree lined street, within easy walking distance of Warwick town centre. The property comprises of porch, well-decorated lounge diner with a feature chimney breast arch, a good sized kitchen, ground floor bathroom and two bedrooms. The property also benefits from a cellar- great for storage and potential for conversion! The property is well located for good road links to A46, M40, Warwick Train Station, St Nicholas Park and benefiting from being in the catchment area of Coten End Primary School and St Nicholas Park is on your door step. For those looking to be near Warwick Hospital- its a short walk away!

It's in the details...

Porch

A composite entrance door into the porch which has another door leading into the living area.

Living Area

With uPVC double glazed window to the front, feature brick fireplace, radiator and coving to ceiling. Opening to;

Dining Area

With uPVC double glazed window, radiator, door to cellar, door to stairwell to first floor, solid timber door to;

Kitchen

Fitted with white gloss units and wood effect worktop, a single bowl sink with drainer & mixer tap, Integrated cooker, four ring electric hob with extractor over and stainless steel back-splash, and white tiled back-splash, uPVC double glazed window and door to garden, space and plumbing for both a dishwasher and washing machine, space for a fridge, Cupboard housing gas boiler and a door to the bathroom.

Bathroom

Fitted with a white suite comprises, hand-basin, a chrome towel radiator, a WC, a bath with a mixer tap and shower attachment, tiled floor and tiling to back-splash areas, airing cupboard and a uPVC double glazed window to the side.

Bedroom One

uPVC double glazed window, a radiator and two fitted wardrobes.

Bedroom Two

uPVC double glazed window and a radiator. Deep cupboard over the stairs.

Cellar

Brick steps down to a single chamber cellar, with lighting and the metres.

Rear Garden

A long garden with planted border all around. Perimeter timber fencing. A wooden shed and brick shed for storage. Timber gate at the rear for access.

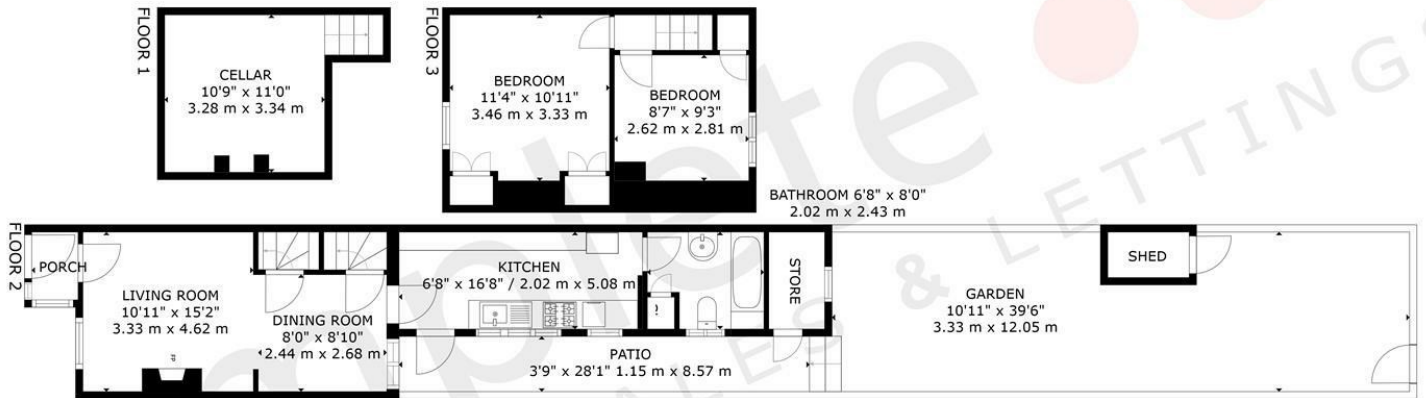
Location

- 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: 129 sq. ft, 12 m², FLOOR 2: 460 sq. ft, 42 m²
 FLOOR 3: 266 sq. ft, 24 m², TOTAL: 855 sq. ft, 79 m²
 EXCLUDED AREAS: GARDEN: 408 sq. ft, 37 m², PATIO: 112 sq. ft, 10 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The Leamington Property Expert

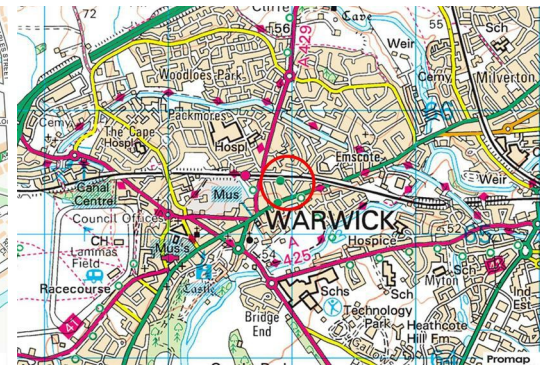


FOR SALE



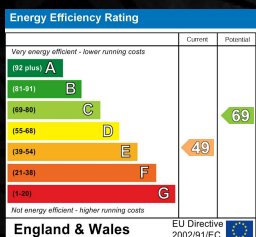
- Victorian Terrace
- Lounge Diner
- Ground Floor Bathroom
- Ideal FTB
- Close To Warwick Hospital

- Two Bedrooms
- Fitted Kitchen
- Long Garden
- Close To Station & Town
- Cellar



BROAD STREET, WARWICK

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



1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
 Tel: 01926 887723
 sales@complete247.co.uk
 www.complete247.co.uk