



**Connells**

Delta Marine Nelson Lane  
Warwick



## Property Description

Escape the ordinary on this fantastic houseboat, a brilliant opportunity to surround yourself with charming views. Inside, the open-plan kitchen, dining, and living offers everything you need for modern, comfortable living.

The kitchen is well equipped with integrated appliances and worktops, perfect for food preparation. The lounge area features a wealth of natural light and a log burner, perfect for cosy evenings. The shower room is ideally located between the dining area and the bedroom. The light and airy double bedroom comes with storage and steps leading out onto the back of the houseboat.

The property is currently located on the Canal on Nelson Lane with parking available.

The property is currently located within walking distance of the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

## Open Plan

25' 1" x 6' 1" ( 7.65m x 1.85m )

## Lounge

Two windows to side, log burner, carpeted flooring and radiator.

## Kitchen

Fitted base units with work surface over, cooker, hob, fridge, spotlights and hatch. One window to side.

## Dining Table

Built in table with storage underneath benches either side. Two windows to side.

## Bedroom One

9' 6" x 6' 3" ( 2.90m x 1.91m )

Two top hopper portholes, two windows, store cupboard, carpeted, built in bed with storage drawers.

## Bathroom

One top hopper porthole, shower, WC, wash hand basin with storage and window to side.

## Vendors Notes

2 x solar panels.

2 x gas bottles kept in gas locker below the deck at the bow.

Boat Length - 56 Feet

Beam - 6ft 10 ins.

Insurance through Renny Gold.

## Delta Marine Services

Delta Marine European Ltd

Nelson Wharf

Nelson Lane

Warwick

CV34 5JB

Berthing Licence 508262 NAVY CUT

2026 WINTER QUARTERLY CHARGES

Standing Charge - £35.74

Water Rates - £79.42

Electricity - £173.78

Mooring - £611.52

Approx plus VAT.









**Total floor area 50.0 m<sup>2</sup> (538 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01926 403308**

**E [warwick@connells.co.uk](mailto:warwick@connells.co.uk)**

14 High Street  
WARWICK CV34 4AP

EPC Rating: Council Tax  
Exempt Band: Deleted

Tenure: Freehold

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