GODFREY-PAYTON
CHARTERED SURVEYORS

The Cottage, 38 Priory Road, Warwick, CV34 4NA

Guide Price | **£180,000**

The Cottage, Priory Road, Warwick

A One Bedroom Mews House Located In Central Warwick

- **One Bedroom Mews House**
- **Double Bedroom with Built-In Storage**
- **Close to local tourist attractions including Warwick Castle**
- **Close to Priory Park and St Nicholas Park**
- **No Onward Chain**
- **Open Plan Living**
- **Family Bathroom**
- **Short Walk to Warwick Train Station**
- **Ideal Investment or First Home**

Summary

Located in the heart of Warwick, is this quaint, one-bedroom, period mews house, known as The Cottage. Ideal as an investment, a bolt hole, or a first home, the property is conveniently located on Priory Road, in the centre of the picturesque and historic town of Warwick.

The Cottage offers an excellent opportunity to buy a freehold home, only a short walk from Warwick Train Station and popular bus routes to Stratford-Upon-Avon, Leamington Spa and Coventry - ideal for non-drivers.

The Cottage is also situated close by to nearby museum and tourist attractions including Warwick Castle, St Johns House and The Museum of the Royal Hussars, as well as popular parks including St Nicholas Park and Priory Park.

Offered for sale with no onward chain, The Cottage briefly comprises of an open plan Living Room / Kitchen, with a feature spiral staircase leading to the first-floor accommodation, where there is a landing with airing cupboard, a double bedroom with built-in wardrobes and drawers, and a family bathroom.

The Cottage comprises in further detail:
The Cottage is approached a private main entrance door with a step down into:

Living Area

Kitchen
Ceiling light point, quarry tiles and a fitted kitchen comprising: range of wall, drawer and base units with work surfaces over, inset one bowl sink with drainer unit and mixer tap over, integrated electric oven, with gas hob and cooker hood over, space an plumbing for an undercounter washing machine and fridge/freezer, with an opening to:

Living Room
Window to front aspect, ceiling light point, beams to ceiling, radiator, and spiral staircase leading to:

First Floor Accommodation

Landing
Window to rear aspect, ceiling light point, loft hatch access, wooden flooring and doors to:

Bedroom
Two Windows to front aspect, ceiling light point, radiator, and a range of built-in wardrobes and low-level cupboards and drawers.

Bathroom
Obscured window to front aspect, window to side aspect, ceiling light point, wood-effect flooring and a suite comprising: paneled bath with telephone style mixer tap and shower attachment over, and an electric shower, pedestal wash hand basin, and a low-level flush w.c..

Airing Cupboard
With shelving and wall-mounted gas combi boiler.

Agent Notes:
1. The property is within close proximity to Museum of the Queens Royal Hussars, the Roebuck Public Inn, and the Happy Puccia Cafe.

2. The property is located within Warwick Conservation Area.

3. The property is currently rented and the tenant in situ has been served notice to vacate the property by 24th January 2027.

4. The vendor informs Godfrey-Payton that the property is subject to a 'Flying Freehold' above the alleyway to the right of the property, beneath part of the bedroom.

Please be advised that this information has been provided to Godfrey-Payton by the vendor. Godfrey-Payton confirm that they have not checked the legal documentation to verify the status of the property or any information provided about the property, and therefore advise any interested party to confirm the same via their solicitor and/or surveyor.

Council Tax
We are informed by the vendor that the property is located under Warwick District Council and has a council tax banding of: B.

Services
Godfrey-Payton understands from the vendor that all mains drainage, gas, electricity and water are connected to the property, however Godfrey-Payton has not obtained verification of this. We advise any interested party to confirm the same via their Solicitor / Surveyor before comitting to purchase the property.

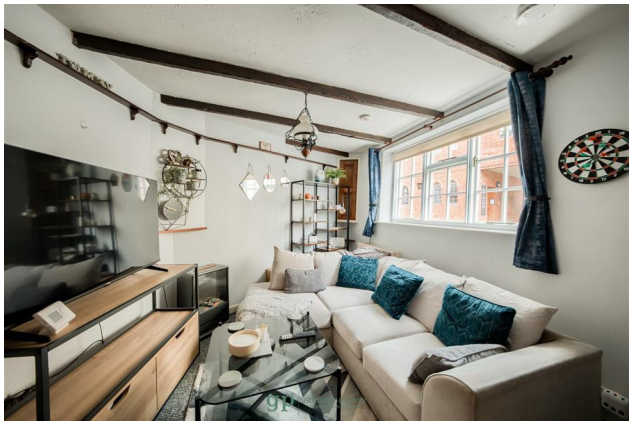
Tenure
Godfrey-Payton have been informed that the proeprty is Freehold. However, we have not checked the legal title of the property and therefore encourage all interest parties to confirm the legal status of the property.

General Information
Please note, these sales particuars have been prepared in good faith and do not form part of the legal contract for the sale of the property due to the possibiity of omissions and/or errors.

The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters affecting the legal title.

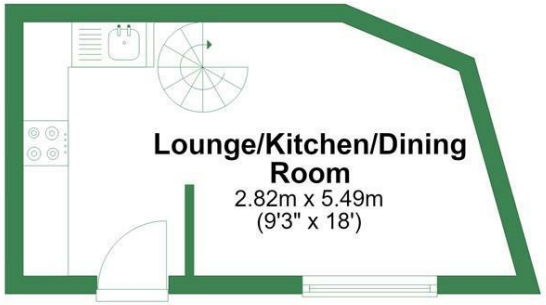
Godfrey-Payton has not verified the structural status, ownership, tenure, planning / building regulation approval, or the availability and operation of services or appliances at the property.

Godfrey-Payton reccomends all interested parties to seek validation of the above information with their solicitor / surveyor before comitting to purchasing the property.

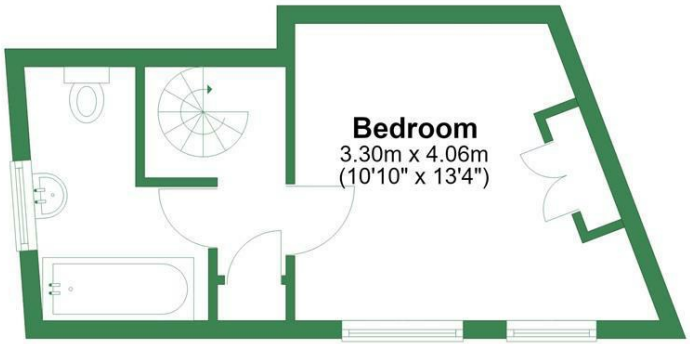


Floor Plan

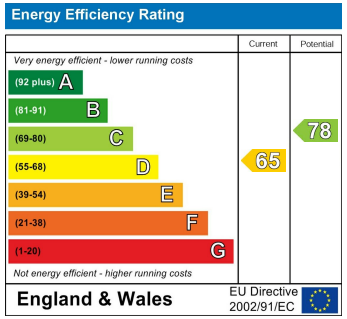
Ground Floor
Approx. 14.0 sq. metres (151.1 sq. feet)

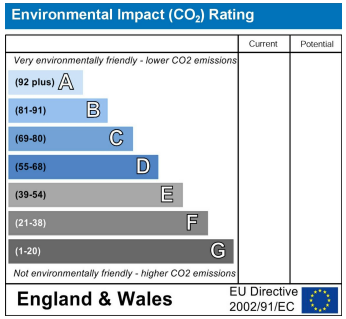


First Floor
Approx. 19.5 sq. metres (210.1 sq. feet)



Total area: approx. 33.6 sq. metres (361.2 sq. feet)





INFORMATION

Viewings
To be arranged via Godfrey-Payton on: 01926 492 511

Website
For more information visit our website: www.godfrey-payton.co.uk

Opening Hours
Monday - Friday 9.00am - 5.30pm
Saturday By Appointment Only
Sunday Closed

The Property Ombudsman

RICS Regulated by RICS