





Millers Road  
Warwick CV34 5AD

for sale offers in the region of  
**£240,000**



### Property Description

A charming two bedroom home with off road parking, a generous rear garden and no onward chain. This lovely home has a lounge to the front with space for a fireplace, and a kitchen with good storage to the rear. There are two light and airy double bedrooms and a family bathroom.

Millers Road is a 15 minute walk into 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.

The location is perfect for travel links as it is a short drive to the M40 and Warwick Parkway park and only a short 15 minute walk to Warwick train station. It is also a 15 minute walk to Warwick hospital and is right next to St Michaels hospital, perfect for health care professionals looking for a short commute. There is also access to good schooling.

### Entrance Porch

Original tiled flooring.

### Lounge

13' 10" x 12' 9" ( 4.22m x 3.89m )

Window to front, space for fireplace, cupboard with sash window and electrics.

### Kitchen

12' 8" x 8' 5" ( 3.86m x 2.57m )

Fitted with a range of wall and base units with work surface over, space for cooker, space for washing machine, sink, space for fridge, laminate flooring, two windows to rear and frosted door to garden.



## Landing

Loft hatch.

## Bedroom One

12' 11" x 10' 11" ( 3.94m x 3.33m )

Window to front, built in wardrobes and carpeted flooring.

## Bedroom Two

11' 8" x 8' 1" ( 3.56m x 2.46m )

Window to rear and carpeted flooring.

## Family Bathroom

Shower over bath, tiled to splashback, WC, heated towel rail, laminate flooring and window to rear.

## Loft Space

Part boarded.

## Rear Garden

Enclosed rear garden mainly laid to lawn with a patio area and a shed.

## Parking

Driveway for one car and gravelled front garden.

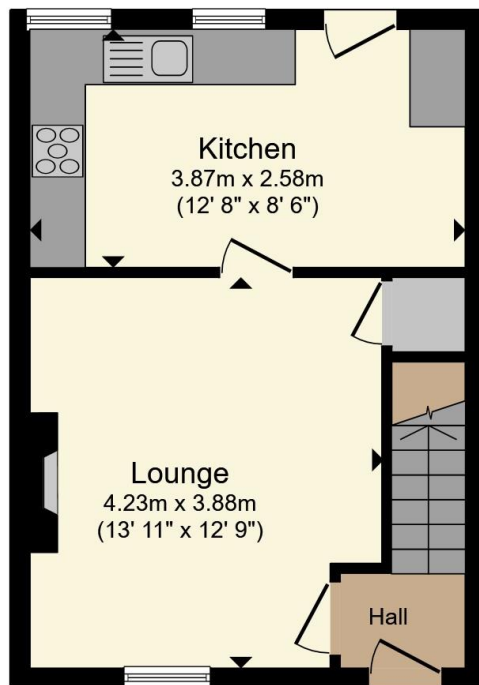




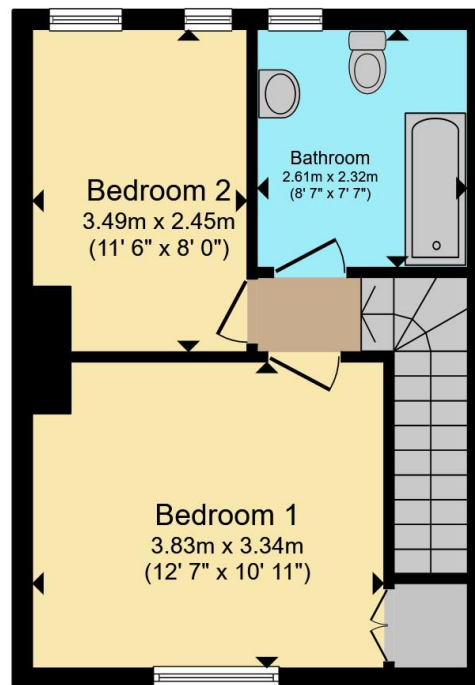








**Ground Floor**



**First Floor**

Total floor area 65.0 m<sup>2</sup> (700 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)

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14 High Street  
WARWICK CV34 4AP

EPC Rating: E Council Tax  
Band: B

Tenure: Freehold

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Property Ref: WAR106375 - 0002