



**Connells**

Saltisford House Saltisford  
Warwick

# Saltisford House Saltisford Warwick CV34 4TD

for sale offers over  
**£250,000**



## Property Description

A beautifully presented grade II listed home ideally located in the heart of Warwick. This charming property offers everything you need for modern, comfortable living. The property has been carefully decorated throughout and is complete with wooden flooring, new glazing and new radiators throughout.

There is separate lounge to front with a cosy fireplace, perfect for relaxing in the evenings. There is a stylish kitchen diner with built in appliances and plenty of worktop space, ideal for food preparation. There is a modern bathroom with storage for added convenience. There are two light and airy double bedrooms with bedroom one benefiting from built in wardrobes.

This gorgeous property comes with a share of the freehold and is being sold with no onward chain, ideal for first time buyers, investors or downsizers!

## The Location

Saltisford House is located in the heart of 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.

If you are a National commuter, you will be glad to know that the M40 Motorway network is a few minutes away and Warwick Parkway Park and Ride offers trains directly to and from London and Birmingham along the Chiltern Line. Bus links and road links are fantastic and a short 15 minute walk down the canal takes you to Warwick Parkway Train Station

This location is perfect for health care professionals that work at Warwick Hospital as it is no more than a ten minute walk away. Also the location will suit employees of Jaguar Land Rover as it is conveniently located for all four sites.

## Lounge

12' 7" x 11' 9" ( 3.84m x 3.58m )

Window to front, solid Oak flooring and Electric log burner.



## Kitchen Diner

11' 1" x 10' 9" ( 3.38m x 3.28m )

Wren fitted kitchen with work surface over, built in fridge freezer, New fan oven and electric hob, extractor fan, washer dryer and dishwasher. Dining area, large cupboard, tiled flooring to part of the kitchen area. Solid Oak flooring to part of the kitchen area.

## Bedroom One

11' 8" x 11' 6" ( 3.56m x 3.51m )

Window to back, wardrobes, boiler and solid Oak flooring.

## Bedroom Two

11' 10" x 10' 6" ( 3.61m x 3.20m )

Window to back and solid Oak flooring.

## Bathroom

Shower over bath, wash hand basin with storage, WC, tiled to splashback, spotlights. Tiled under floor heating.

## Parking

W2 Parking Permit available.

## Share Of Freehold

This property comes with a share of the freehold and has a service charge of £145.00 PCM.

## Vendors Notes

\* All sash windows have been refurbished throughout in 2025.

\* Brand new secondary glazing throughout in 2025.

\* Solid Oak throughout.

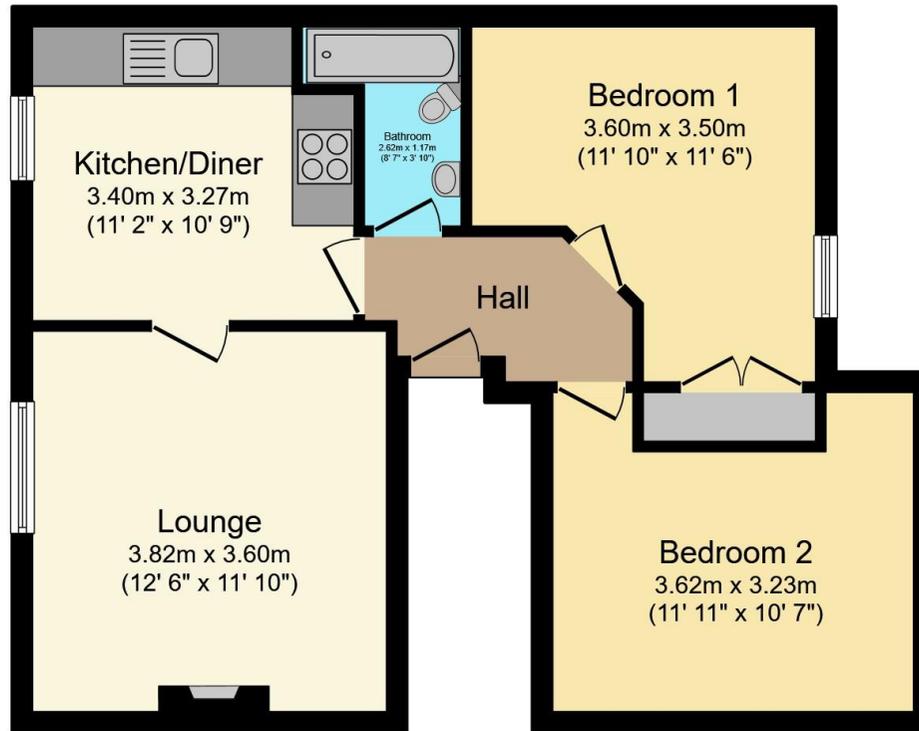
\* Remote Wi-Fi heating radiators - installed in 2025.

\* New radiators.









Total floor area 52.4 m<sup>2</sup> (564 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

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14 High Street  
 WARWICK CV34 4AP

EPC Rating: C Council Tax  
 Band: C

Service Charge:  
 1740.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WAR107451](http://connells.co.uk/Property/WAR107451)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 30 Jun 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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