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20, Guys Cliffe Terrace, Warwick

Guide Price £435,000



This delightful, well-appointed Victorian terraced home occupies a sought-after position in an established, fashionable residential area, conveniently close to Warwick town centre. The extended and surprisingly spacious accommodation comprises an entrance hall, sitting room, separate dining room, cellar, fitted kitchen, two first-floor bedrooms and bathroom, plus two further attic bedrooms and a separate shower room. Outside, an attractive, low-maintenance hard-landscaped courtyard garden enjoys a southerly aspect. EPC E.

Location

The property sits in a highly sought-after neighbourhood, within walking distance of local amenities, including Warwick Town Centre, local shops, and Warwick Railway Station. The area also boasts good local schools.

Approach

Through a solid entrance door with spyhole and a natural light window over into:

Entrance Hall

With an initial black-and-white tiled floor leading

through to a wooden floor, radiator with decorative cover, staircase rising to the first floor, and doors to the sitting room and dining room.

Sitting Room

13'10" x 10'10" (4.22m x 3.32m)

Open fireplace with surround, cast-iron inset and tiled hearth, picture rail, radiator, and leaded-light double-glazed sash bay window to the front aspect with fitted shutters.



Dining Room

14'3" x 11'11" (4.35m x 3.64m)

Matching wood-finish flooring, radiator with decorative cover, picture rail and ceiling light point with decorative ceiling rose. Projecting chimney breast with recessed wood-burning stove set on a raised slate hearth. Double-glazed window to the rear aspect with fitted shutters, door to the cellar and opening through to the kitchen.

Fitted Kitchen

16'3" max x 8'7" (4.97m max x 2.62m)

Attractive range of matching base and eye-level

units with worktops and tiled splashbacks, incorporating an enamel sink, pull-out pantry unit, space and plumbing for a washing machine and tumble dryer, and space for a dishwasher. Cookmaster dual-fuel range-style cooker with seven-burner hob and extractor unit over. Tiled floor, space for upright fridge/freezer, radiator and double-glazed window to the rear aspect. Double-glazed double-opening doors provide access to the rear garden.

Cellar

12'4" x 10'11" (3.77m x 3.34m)

Head height: 1.80 m. Exposed brick floor, radiator,

downlights, light well with double-glazed opening windows for ventilation.

First Floor Landing

Ceiling light points, stairs to the attic bedrooms and doors to:

Bedroom One

12'3" x 12'3" (3.75m x 3.75m)

Picture rail, radiator and two double-glazed sash windows to the front aspect with fitted shutters. Door to a useful walk-in wardrobe/storage cupboard with hanging rail and shelving.



Study/Bedroom

9'1" x 6'3" (2.78m x 1.91m)

Picture rail, radiator and an understairs storage cupboard providing hanging rail space and a window to the rear aspect.

Main Bathroom

White suite comprising P-shaped bath with side-mounted mixer tap, separate shower over and glazed shower screen, wall-hung wash hand basin with drawers beneath, and WC. Fully tiled walls, chrome heated towel rail and double-glazed window to the rear aspect.

Second Floor Landing

Doors to:

Bedroom Three

8'1" x 6'11" (extending to 12'7" into eaves) (2.47m x 2.11m (extending to 3.86m into eaves))

Radiator, ceiling and wall light point, angled ceiling incorporating a Velux double-glazed roof light

Bedroom Four

6'11" x 8'3" (extending to 12'7" into eaves) (2.11m x 2.52m (extending to 3.86m into eaves))

Radiator, attractive period-style fire surround, angled ceiling incorporating Velux double-glazed rear light.

Shower Room

13'5" x 3'3" plus 8'9" into eaves (4.09m x 1.01m plus 2.69m into eaves)

White suite comprising a WC and pedestal wash hand basin, together with a tiled corner shower enclosure with a shower system and curved glazed shower doors. Extractor fan, radiator, tiled floor and an angled ceiling with restricted head height, incorporating a Velux roof light.

Frontage

The property is approached via a paved pathway through a low-walled foregarden, featuring



established shrubs and planting. The attractive traditional brick façade is complemented by decorative stonework, a distinctive bay window and an arched entrance porch with a black panelled door.

[Rear Garden](#)

The attractive, enclosed rear garden is thoughtfully landscaped for ease of maintenance, featuring paved and gravelled seating areas bordered by contemporary slatted fencing. A raised timber deck adjoining the property provides an additional private

seating area, while the garden offers ample space for outdoor dining and entertaining. There is an outside tap, timber garden shed, external lighting and a gated rear pedestrian access.

[Services](#)

All mains services are understood to be connected to the property. NB: We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and while we believe they are in satisfactory working order, we cannot provide any warranties in these respects. Interested parties are invited to make their own inquiries.

[Tenure](#)

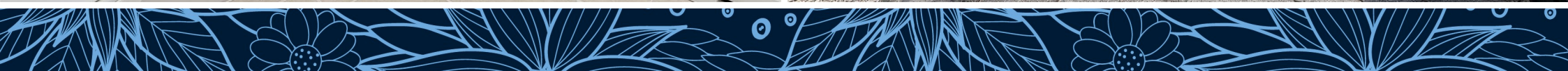
The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

[Council Tax](#)

The property is in Council Tax Band "D" - Warwick District Council

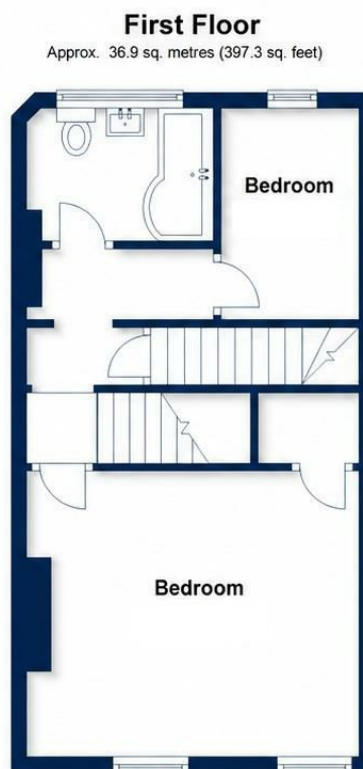
[Postcode](#)

CV34 4LP





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Total area: approx. 134.8 sq. metres (1451.0 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN