

MATTHEW JAMES

Property Services



22 Meadow Road, Warwick, CV34 4PS

£255,000

TWO DOUBLE BEDROOMS.... VICTORIAN TERRACE... TWO RECEPTION ROOMS... OPEN PLAN KITCHEN DINING ROOM... CLOSE TO WARWICK HOSPITAL... SHORT WALK TO THE RIVER AVON... SOUGHT AFTER LOCATION... FIRST FLOOR BATHROOM... GAS CENTRAL HEATING. Located on the charming Meadow Road in Warwick, this lovely Victorian double-fronted mid-terrace house presents an excellent opportunity for first-time buyers and those looking for their next investment property. The property boasts two generously sized double bedrooms on the first floor, providing ample space for relaxation and rest.

Upon entering, you are greeted by two inviting reception rooms that offer versatility for both entertaining guests and enjoying quiet evenings at home. One is currently being used as a double bedroom. The heart of the home is the open-plan kitchen and dining area, which creates a warm and welcoming atmosphere, perfect for family meals.

The first-floor bathroom is well-appointed, featuring a shower over the bath, ensuring convenience for daily routines. The house benefits from gas central heating, providing warmth and comfort throughout the colder months. Situated in a sought-after location, this property is just a short stroll from the picturesque River Avon and is conveniently close to Warwick Hospital, making it ideal for those who appreciate both tranquility and accessibility.

With its charming features and prime location, this home is not only perfect for first-time buyers looking to establish themselves in a vibrant community but also represents a promising investment opportunity in the

Approach



Entrance Hallway

Having stairs leading off to the first floor and doors leading off to:

Dining Room / Bedroom Three

19'10 x 8'6 (6.05m x 2.59m)



Having a double glazed window to the front elevation, currently being used as a further bedroom, having shelving and storage to the one wall and further door leading out to the Kitchen Dining Room.

Living Room

14'11 x 9'9 (4.55m x 2.97m)



Having a PVCu double glazed window to the front elevation, feature log burner to the one wall and further door that leads to the:

Kitchen Dining Room

19'6 x 8'6 (5.94m x 2.59m)

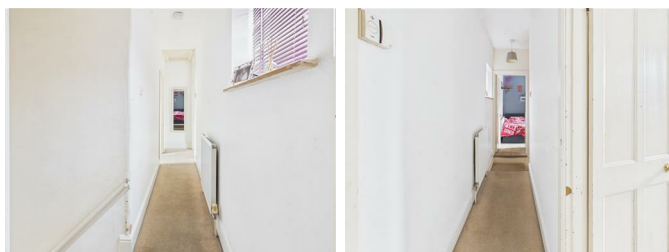


Being of open plan design with PVCu double glazed windows and French doors to the rear elevation, a range of wall and base units with work surface over, space and plumbing for a gas range cooker, space for a fridge freezer, built-in shelving and door leading to the:

Utility Cupboard

(Not Measured) Having space and plumbing for a washing machine and tumble dryer providing the perfect utility area. There is also plumbing for a ground floor WC if required.

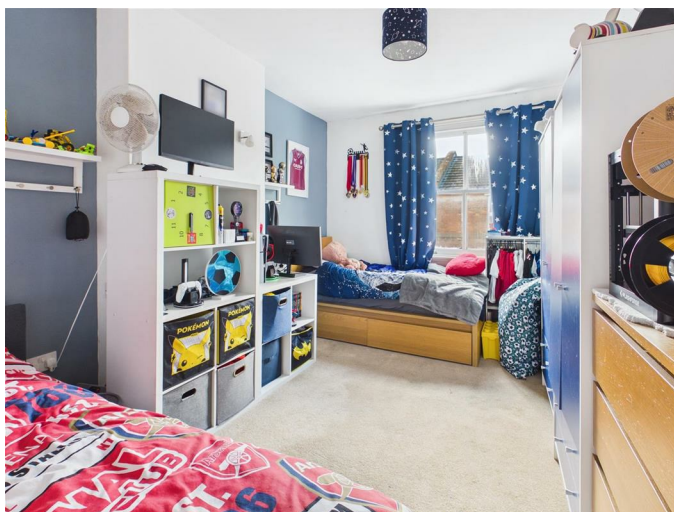
First Floor Landing



Having a window to the rear elevation and doors leading off to:

Bedroom One

14'11 x 9'9 (4.55m x 2.97m)



Having a double glazed window to the front elevation and over stairs storage cupboard.

Bedroom Two

14'8 x 10'0 (4.47m x 3.05m)



Having a double glazed window to the front elevation.

Family Bathroom

8'10 x 6'9 (2.69m x 2.06m)



Having a double obscure glazed window to the rear elevation, panel bath with Triton Enrich shower over, low level flush WC, vanity style wash hand basin, airing cupboard housing the gas central heating boiler to the one wall and tiling to all splash prone areas.

Rear Garden



Having fenced perimeter with paved patio area, outside tap, storage, artificial grass and pedestrian gate that has an alleyway that leads to the front elevation.

Floor Plan

22 MEADOW ROAD

Approximate Gross Internal Area 927 sq ft / 86.12 sq m

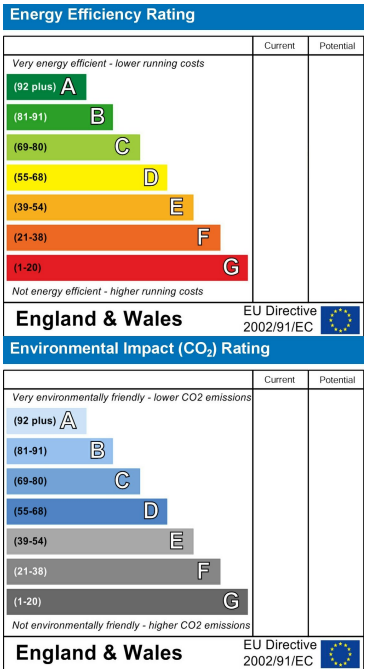


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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