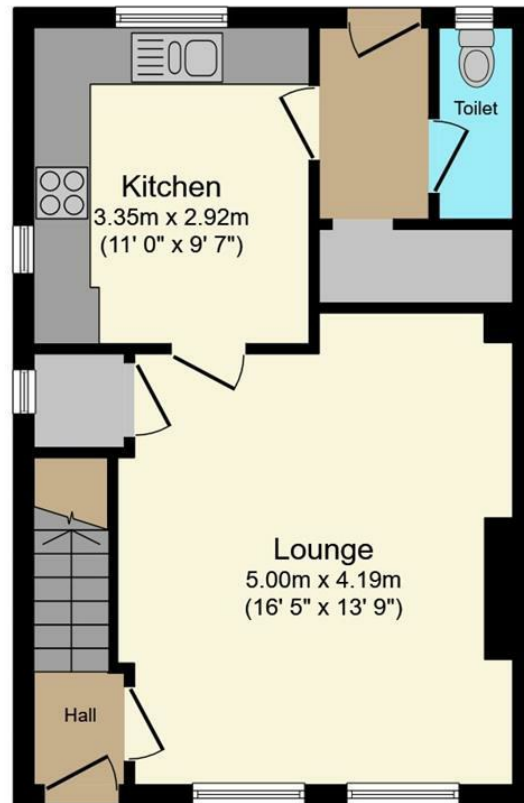




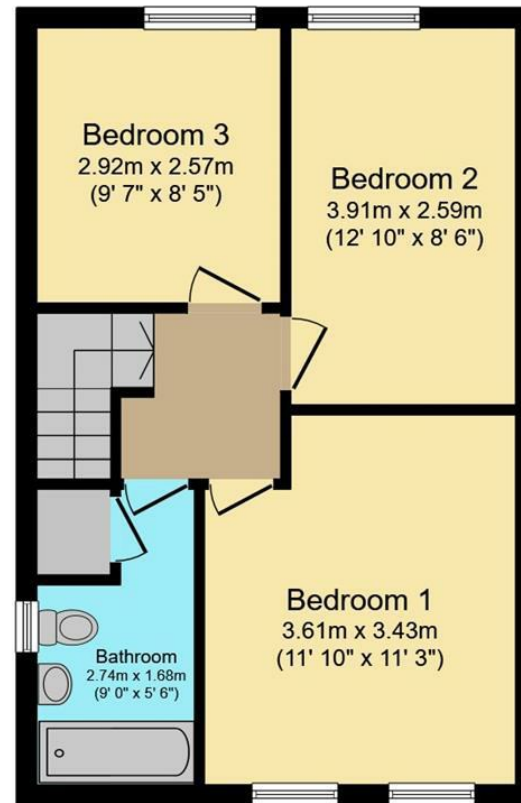
31 All Saints Road, Warwick, CV34 5NL

## 31 All Saints Road, Warwick, CV34 5NL



**Ground Floor**

Floor area 40.7 m<sup>2</sup> (439 sq.ft.)



**First Floor**

Floor area 40.8 m<sup>2</sup> (439 sq.ft.)

**TOTAL: 81.5 m<sup>2</sup> (877 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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)





- Traditional family home
- Three double bedrooms
- Modern family bathroom
- Generous living room
- Modern breakfast kitchen
- Guest W.C
- Driveway Parking
- South/West facing rear garden
- NO CHAIN
- EPC TBC



Offers In Excess Of  
£350,000

A beautifully presented and well proportioned three double bedroom semi-detached home located on this delightful tree-lined avenue situated within easy reach of both Leamington and Warwick town centres, and lying within easy reach of fantastic local schooling, amenities and commuter links. This charming traditional home offers internal accommodation briefly comprising entrance hall, well proportioned living room, kitchen/breakfast room, rear lobby with guest WC and pantry storage cupboard, whilst to the first floor are three double bedrooms and a modern family bathroom. Outside, the property benefits from driveway parking and gated side access leading to a south-west facing lawned rear garden with sizeable paved rear dining terrace and paved footpath leading to the rear of the garden. Offering fantastic scope for extension.

#### APPROACH

Accessed from All Saints Road via a gravel driveway leading up to the timber and glazed front door.

#### ENTRANCE HALL

the entrance hall has stairs rising to the first floor landing and opens into the living room.

#### LIVING ROOM

the well proportioned living room has a centrally mounted feature fireplace with gas fire and benefits from a useful under stairs storage cupboard, has two front facing double glazed windows and a doorway through to the breakfast kitchen.

#### KITCHEN/BREAKFAST ROOM

comprising a range of light wood fronted wall and base mounted units with contrasting granite effect work surfaces over and having an inset stainless steel sink and drainer with a rear facing double glazed window and space for plumbing for washing machine, tumble dryer, dishwasher and freestanding cooker. In addition the kitchen offers ample room for informal dining and has an internal door leading to the rear lobby.

#### REAR LOBBY

Accessed from the kitchen and providing direct access to the garden as well as benefitting from a useful pantry/storage cupboard, with further internal door into the Guest W.C.

#### GUEST WC

Featuring a low level W.C and rear facing window.

#### PANTRY/STORAGE CUPBOARD

#### FIRST FLOOR LANDING

Having stairs rising from the entrance hall and giving way to all three bedrooms, the family bathroom, and loft room via a drop down ladder.

#### BEDROOM ONE

A well sized double room with two front facing double glazed windows overlooking the green.

#### BEDROOM TWO

Another generous double bedroom with rear facing double glazed window overlooking the rear garden.

#### BEDROOM THREE

The third bedroom is also capable of accommodating a double bed and has a rear facing double glazed window.

#### FAMILY BATHROOM

Featuring a modern white suite with low level W.C, pedestal wash hand basin and panelled bath with fixed glass screen and electric shower over. Having ceramic tiling to both walls and floor with an obscured window to the side elevation.

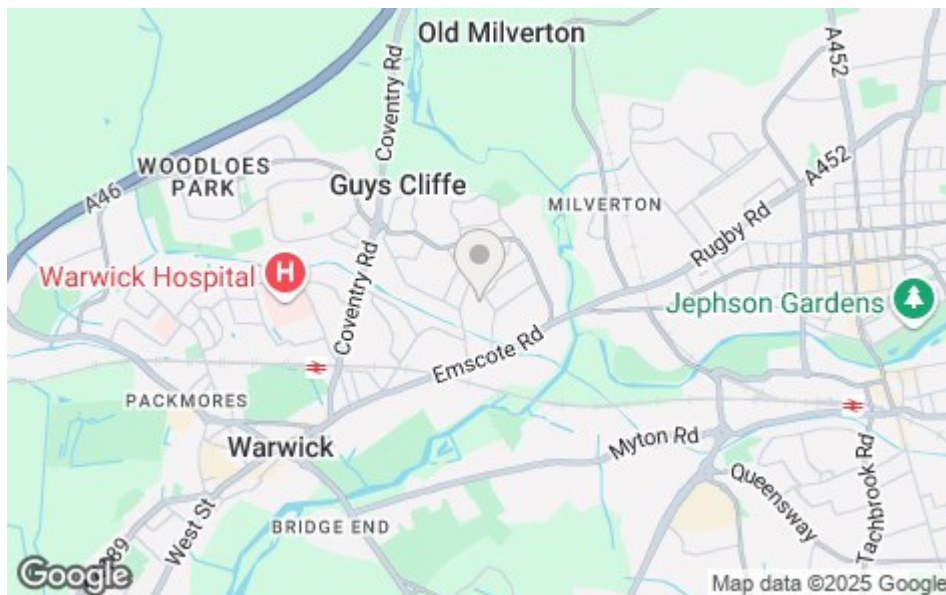












#### LOFT AREA

The fully boarded loft area benefits from lighting, electric heater and Velux style roof light.

#### OUTSIDE TO THE FRONT

To the front of the property is a gravel driveway with paved side footpath leading to an oversized side gate which opens into the South West facing lawned rear garden.

#### OUTSIDE TO THE REAR

To the rear is a fantastic, well proportioned and fence enclosed rear garden which is mainly laid to lawn with a large paved rear dining terrace. In addition there is a paved footpath leading the full length of the garden.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains gas, electric, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.







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