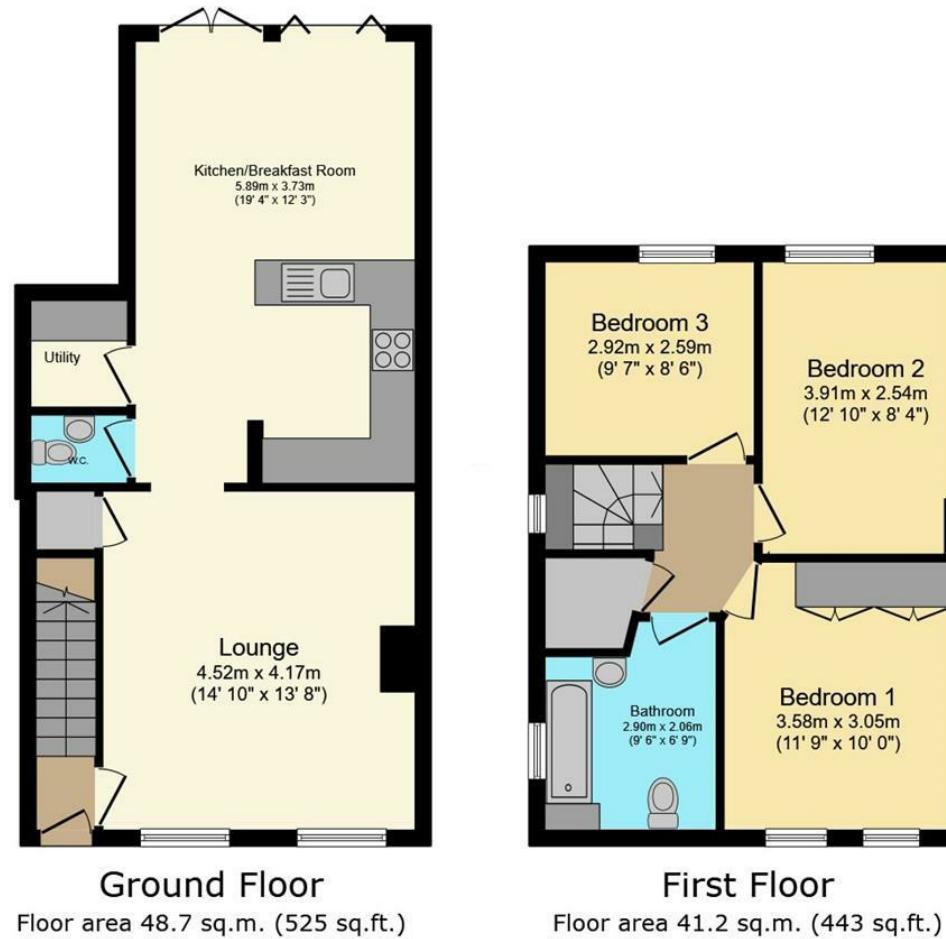




22 All Saints Road, Warwick, CV34 5NL

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Total floor area: 89.9 sq.m. (968 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

- Attractive period home
- Situated equi-distant to both Warwick and Leamington town centres
- Offering three well proportioned bedrooms
- Modern family bathroom
- Generous living room
- Extended kitchen/dining room
- Guest WC and utility
- Off road parking
- Large lawned rear garden
- EPC Rating D



Offers In Excess Of
£385,000

This beautifully presented and largely extended three bedroom period home is situated within easy reach of both Warwick and Leamington town centres and is located on an attractive tree-lined avenue facing the local green. Having interior accommodation briefly comprising entrance hall, well proportioned living room, extended kitchen/dining room, guest WC and utility. To the first floor are three well proportioned bedrooms and a modern family bathroom. Outside, the property benefits from paved foregarden enabling off road parking, whilst to the rear is a large fence and hedgerow enclosed lawned rear garden with generous rear dining terrace and two useful timber storage sheds.

APPROACH

accessed from All Saints Road via the paved foregarden leading up to timber and glazed front door. This opens into the entrance hall.

ENTRANCE HALL

having stairs rising to first floor landing with side facing window and four panel original timber door opening into the living room.

LIVING ROOM

This spacious first reception room benefits from a centrally mounted feature fireplace with log burning stove and two original timber framed sash windows to the front elevation offering beautiful views over the neighbouring green. Benefiting from a useful understairs storage cupboard and having doorway through to the extended kitchen/dining room.

EXTENDED KITCHEN/DINING ROOM

This modern fitted kitchen/dining room comprises a range of contemporary style wall and base mounted units with integrated appliances including Neff fan assisted electric double oven and induction hob with brushed stainless steel and glass overhead extractor, integrated one and one half bowl stainless steel sink and drainer with chrome monobloc tap, and space and plumbing for a dishwasher. Further to this there are quartz work surfaces and splashbacks, integrated display shelving, ample space for dining for up to eight

guests. The kitchen also benefits from part vaulted ceiling with Velux rofflight, timber and double glazed french doors as well as further timber and glazed bi-fold doors giving views and direct access on to the paved rear terrace and lawned garden beyond. Also accessible from the kitchen/dining room is the utility and guest WC.

UTILITY

This useful utility space provides ample room for large upright fridge freezer, as well as washer and dryer if so required and plays host to the modern Worcester Bosch combination central heating boiler.

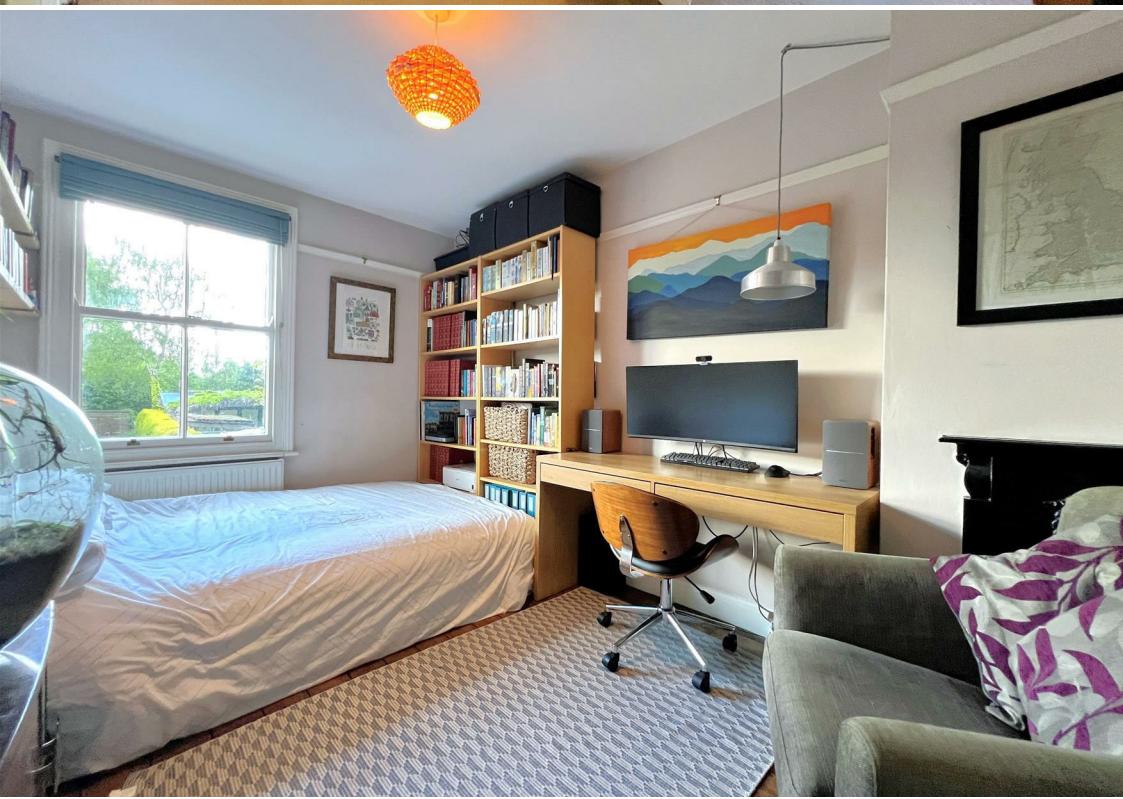
GUEST WC

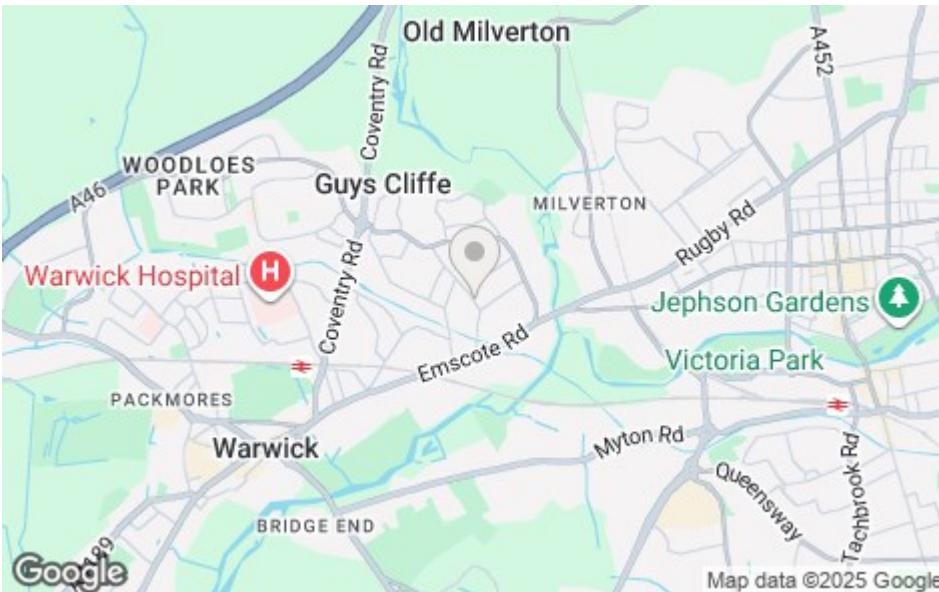
A contemporary style suite comprising low level WC with dual flush and vanity unit mounted wash hand basin with waterfall style chrome monobloc tap and undercounter storage. Having centrally heated towel rail and side facing obscured window.

FIRST FLOOR LANDING

has stairs rising from entrance hall and gives way to all bedrooms and family bathroom, as well as having a drop down loft hatch with ladder leading to part boarded loft storage area. In addition, the landing also benefits from a useful airing storage cupboard and has original four panel timber door opening in to bedroom one.







BEDROOM ONE

The spacious first bedroom has two original timber framed sash windows to the front elevation offering lovely views over the neighbouring green and benefits from built in three door storage wardrobe with two drawer chest of drawers and has original picture rail.

MODERN FAMILY BATHROOM

This beautifully appointed modern suite comprises low level WC with dual flush, vanity unit mounted wash hand basin with chrome monobloc tap and undercounter storage and tiled bath with mains fed dual headed shower over and fixed glass screen. Having obscured window to side elevation, ceramic tiling to floor and all splashback areas and benefiting from centrally heated towel rail.

BEDROOM TWO

The second double bedroom has a rear facing timber framed sash window overlooking the rear garden, original feature fireplace and stripped pine floorboards.

BEDROOM THREE

The third and final bedroom, which is capable of taking a double bed, is currently being utilised as a nursery and has a rear facing timber framed sash window overlooking the rear garden.

OUTSIDE TO FRONT

is a low maintenance foregarden with well stocked plant and shrub borders and hard standing paved area enabling off road parking. benefitting from an electric car charging point

TO THE REAR

is a large lawned rear garden, which is part fenced and part hedgerow enclosed, benefiting from a large paved rear dining terrace, raised vegetable garden and well proportioned lawned area. This is accessible directly from the kitchen/dining room and features two useful timber storage sheds.

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, drainage and water 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: D. 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 or 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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