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24, Saltisford, Warwick

Offers Over
£495,000



GRADE II LISTED PERIOD TOWN COTTAGE
OFFERING CHARMING CHARACTER
ACCOMMODATION OVER THREE FLOORS,
DELIGHTFUL, AWARD WINNING MATURE
SECLUDED GARDEN AND SURPRISINGLY A
DETACHED DOUBLE GARAGE TO THE REAR **
EARLY VIEWING OF THIS MOST APPEALING
PROPERTY IS RECOMMENDED **

Location

This charming black and white Grade II listed residence is situated in a highly convenient location

for all the many facilities that Warwick has to offer, including shopping, entertainment, transport, and excellent state and private schooling. The beautifully appointed accommodation is comprised as follows:

Entrance Lobby

The front door has a small single pane. High-level internal panes providing borrowed light. Exposed ceiling timbers. Radiator. Three steps up to a multi-pane door leading to :

Lounge/Dining Room

20'2" x 10'8" max (6.15m x 3.26m max)
Oak finish floor, Large inglenook fireplace with a recessed wood-burner, sandstone walls, flagstone hearth and heavy beam over. Ceiling beams, two radiators. Latched door to the staircase. Dual multi paned window to front aspect with fitted shutters, window to the rear aspect with fitted shutters. Natural wood doors to:

Cellar

6'6" x 6'0" (2.00m x 1.83m)
Carpeted, downlighters, providing practical storage. With power and light.



Breakfast Kitchen

17'1" x 8'0" (5.21m x 2.46m)

A range of matching base and eye-level units, complementary worktops with an inset single drainer sink unit, a mixer tap and tiled splashbacks. Built-in electric oven and four-ring gas hob with extractor unit over, wine cooler, integrated dishwasher and fridge/freezer. Wood effect floor, vertical radiator, cupboard housing the gas-fired boiler, high angled ceiling incorporating two Velux double glazed roof lights. Multi paned windows to the side aspect, sealed unit double glazed multi paned French door provides access to the rear garden.

Stairs with oak hand rail rising to:

First Floor Landing

It has an oak and glass balustrade, a ceiling beam, a window to the rear aspect, and a built-in shelved storage cupboard. Natural wood doors to:

Bedroom One

14'0" x 7'9" (4.28m x 2.38m)

Exposed beams, radiator, built-in range of Stan Matthews custom built wardrobes providing ample hanging rail, drawers and storage space and a multi paned window to front aspect with fitted shutters.

Study/Bedroom

7'4" x 6'0" (2.25m x 1.85m)

Eye-level storage cupboards, desk area with worktop and drawers below, radiator, exposed timbers, and multi-paned window to the rear aspect.

Modern Bathroom

A modern white suite comprises a "P"-shaped bath with an Aqualisa shower system and curved glass shower screen, a WC with a concealed cistern, a wash hand basin, fully tiled walls, an extractor fan, and a chrome heated towel rail.



From the Landing, a folding latched door leads to a steep staircase with a matching oak balustrade leading to:

Bedroom Two

16'4" x 12'11" max (5.00m x 3.96m max)

Oak and glass balustrade, a wealth of exposed timbers, and a radiator. Built-in double-door storage cupboard. Secondary glazed dormer windows at the front and rear aspects. Natural wood door to:

En-Suite Shower

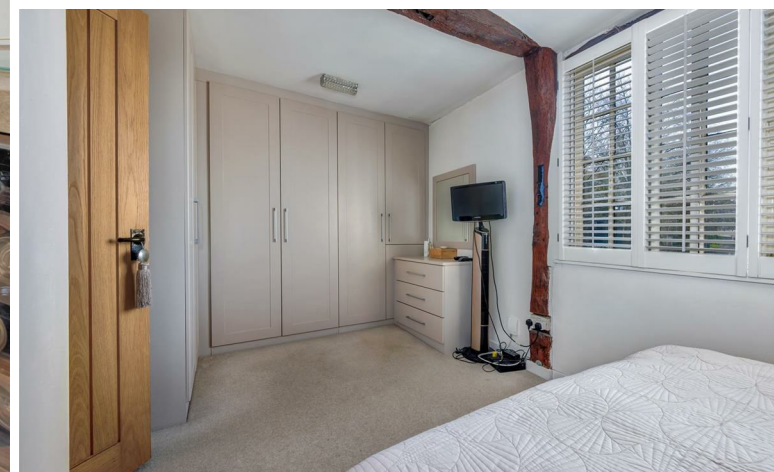
A white suite comprises a WC, wash hand basin, and

tilled shower enclosure with a Mira shower system. The part-angled ceiling has exposed timbers, and there is an extractor fan and a vanity light.

Outside

Award Winning Rear Garden

The award-winning rear garden has won a number of gold medals in the Warwick in Bloom competition and extends to approximately 60ft in length. There is a paved terrace with a raised planter, an outside tap, and a block paved pathway leads to the well-tended lawned garden, with mature stocked borders to



include fruit trees enclosed on all sides by walling and timber fencing. Additional circular seating area, two further raised beds to rear, gated rear pedestrian access and a part-glazed services door leads to the:

Double Garage

16'11" x 15'7" (5.16m x 4.77m)

Vehicular access is gained from Edward Street. Up and over roller shutter door, power and light, EV charger, a natural light window, plus high-level storage.



Tenure

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

Services

All main services are understood to be connected. NB We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order and cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax Band

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

Postcode

CV34 4TA





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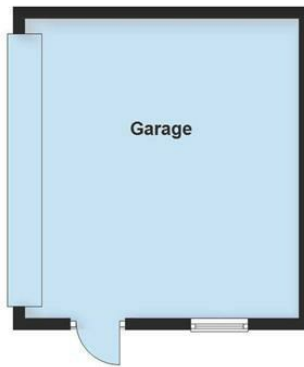
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Also at: Leamington Spa, Somerset House,
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Ground Floor

Approx. 40.6 sq. metres (436.6 sq. feet)



Total area: approx. 102.8 sq. metres (1106.1 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Total area does not include the Garage

Basement

Approx. 5.4 sq. metres (57.7 sq. feet)

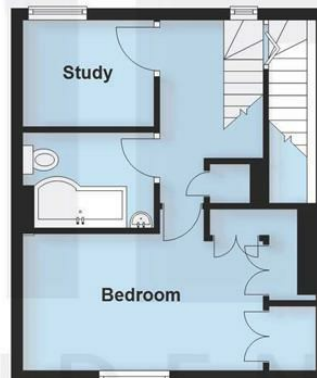


Kitchen

Living Room

First Floor

Approx. 31.7 sq. metres (341.3 sq. feet)



Second Floor

Approx. 25.1 sq. metres (270.4 sq. feet)

