







A most conveniently located two-bedroom period mid terraced house in a sought-after area. The accommodation, which requires some modernisation, comprises: sitting room, dining room, cellar, kitchen, two good bedrooms and bathroom. NO UPWARD CHAIN. Energy rating D.

#### Location

Guy Street is situated in a convenient location with excellent local amenities, including Warwick Station and a variety of shops at St John's and Coten End. St. Nicholas and Priory Parks are within walking distance, and the property is within the catchment area of Coten End Primary School and Myton Secondary School.

#### Approach

Through the entrance door with a spyhole into:

#### Entrance Hall

Wood effect floor, radiator, staircase rising to First Floor Landing. Doors to:

#### Lounge

11'6" x 9'10" (3.51m x 3.00m )  
Featuring a double-glazed splay bay window to the front aspect, a radiator, a brick chimney breast with an inset wine store, and a raised display hearth. Built-in glazed display cabinets are located in both chimney alcoves, with storage cupboards below.

#### Dining Room

14'0" x 9'10" (4.29m x 3.02m)  
Projecting chimney breast with a raised recessed wood burner with stone hearth and wooden mantel, radiator, double glazed window to rear aspect. Door to:

#### Kitchen

11'8" x 7'1" (3.58m x 2.17m)  
Range of wood-fronted base and eye-level units, worktops with a single-drainer sink unit featuring a mixer tap and rinse bowl. Built-in electric oven and four-ring gas hob with extractor unit above, space and plumbing for a washing machine, and integrated fridge/freezer. Radiator, wall-mounted Vaillant combi gas-fired boiler, two double-glazed windows, double-glazed casement door to side aspect, and garden.





#### Bedroom One

14'0" x 9'11" (4.27m x 3.03m)

Downlighters, radiator, and double-glazed window to the front aspect. Door to Jack and Jill Bathroom.

#### Bedroom Two

9'10" x 8'11" (3.01m x 2.73m)

Radiator, downlighters, and double-glazed window to the rear aspect. Door to Jack and Jill Bathroom.

#### Bathroom

9'8" x 4'11" (2.95 x 1.49)

White suite comprising WC, pedestal wash hand basin, bath with mixer tap and telephone-style shower attachment with a further shower system over, and a chrome heated towel rail and a double glazed window.

#### storage Cellar

Approached from the dining room, comprising one main chamber.

#### Rear Garden

Which are a good size with a gated rear pedestrian access.

#### Tenure

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

#### Services

All mains 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

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

#### Postcode

CV34 4LW

- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

Warwick Office  
17-19 Jury St,  
Warwick  
CV34 4EL

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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



Total area: approx. 82.6 sq. metres (889.4 sq. feet)

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