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RESIDENTIAL

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33, Beauchamp Road, Warwick

Guide Price £369,950



This beautifully presented and recently modernised traditional semi-detached home has been thoughtfully extended to create stylish, versatile accommodation perfectly suited to family living.

The accommodation briefly comprises a welcoming living room and an impressive open-plan kitchen, dining and family room, flooded with natural light from rooflights and French doors opening onto the rear garden. There are three well-presented bedrooms, served by a stylish contemporary bathroom.

Outside, the property benefits from the rare advantage of off-road parking to the front, while the landscaped rear garden provides a wonderful space for relaxing and entertaining, featuring an extensive raised decked terrace, shaped lawn, well-stocked planted borders, and a useful area for a garden shed and additional storage.

Offered for sale with no upward chain, this is a superb opportunity to acquire a move-in-ready home in a sought-after location. Early viewing is highly recommended.

#### Location

Beauchamp Road is a well-regarded residential location in Warwick, conveniently positioned for access to the town centre, local shops, schools and everyday amenities. Warwick's historic centre offers a wide range of restaurants, cafés, independent retailers and leisure facilities, while excellent transport links, including Warwick railway station and nearby road connections, make the location ideal for commuters.

#### Approach

Through the double-glazed composite front door into:





#### Entrance Porch

Decorative tile flooring and a further door leading to the:

#### Entrance Hall

Decorative flooring continued from the porch, stairs to the first floor landing, double-glazed window to the side aspect and door to:

#### Living Room

13'7" x 12'2" including chimney recess (4.15m x 3.72m including chimney recess)

Wood effect flooring, Double-glazed windows to the front aspect, radiator, door and step down to:

#### Kitchen Diner

12'3" m widening to 14'7" m x 20'4" m. (3.74 m widening to 4.46 m x 6.2 m.)

Wood effect flooring continued from the lounge. Range of base-level units with a complementary stone effect worktop and tiled splashback surround. Integrated dishwasher, electric oven with a Stoves glass four-ring induction hob, and a black hooded extraction unit above. Single-inlet stainless-steel sink with chromed mixer tap, space for washing machine and free-standing fridge-freezer, extended to have large double-glazed French doors and windows



opening to the rear garden and two double-glazed Velux windows facing the rear aspect. Door to:

#### Utility Room

Provide shelving, storage, and space for a tumble dryer; a double-glazed window is located at the side aspect, leading to:

#### Cloakroom

Low-level W/C, hand wash basin with storage underneath, radiator, extraction fan above and single ceiling light point.



### Rear Garden

This garden is a real highlight of the property, offering a beautifully presented and thoughtfully landscaped outdoor space. Mainly laid to lawn, it provides an excellent area for summer entertaining, with attractive planted borders adding colour and interest throughout. A raised timber decking area sits directly outside the rear of the house, creating the perfect spot for outdoor dining, seating or relaxing in the sun. The garden is fully enclosed by fencing, providing a good degree of privacy, while a pathway leads to the rear section, where there is a useful

garden shed and a further low-maintenance hardstanding area.

Well-maintained and enjoying a bright, open aspect, this generous rear garden offers an ideal balance of lawn, seating space and practical storage, making it a superb extension of the living accommodation.

### First Floor Landing

Double-glazed window to the side aspect, doors to all three bedrooms and the bathroom.

### Bedroom One

9'11" m including chimney recess by 13'0" m (3.04 m including chimney recess by 3.97 m)  
Radiator and double-glazed windows to the front aspect.

### Bedroom Two

10'1" x 12'7" (3.08m x 3.84m)  
Double-glazed windows at the rear overlook the garden, with a radiator and a storage cupboard housing a Valiant combination gas-fired boiler and access to the loft hatch.



### Bedroom Three

9'4" m x 5'0" m (2.85 m x 1.53 m)

Radiator and a double-glazed window to the front aspect.

### Bathroom

Decorative tiled flooring, three-quarter tiled suite, low-level WC, hand wash basin with chrome mixer tap and built-in storage underneath, and wall-fitted mirrored storage units. Panel bath with shower attachment and glazed shower screen, heated towel rail, double-glazed window to the rear aspect, and wall-fitted mirrored storage units.

### Frontage

A double-width block brick driveway offering rare off-street parking for two vehicles

### Services

All mains services are understood to be connected to the property. 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, we cannot give any warranties in these respects. Interested parties are invited to make their own inquiries.

### Tenure

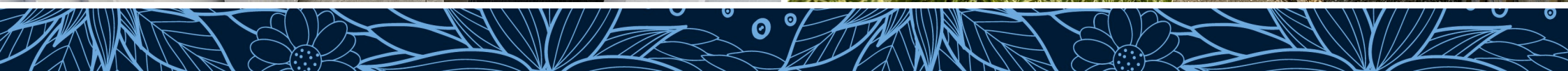
The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

### Council Tax

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

### Postcode

CV34 5NU





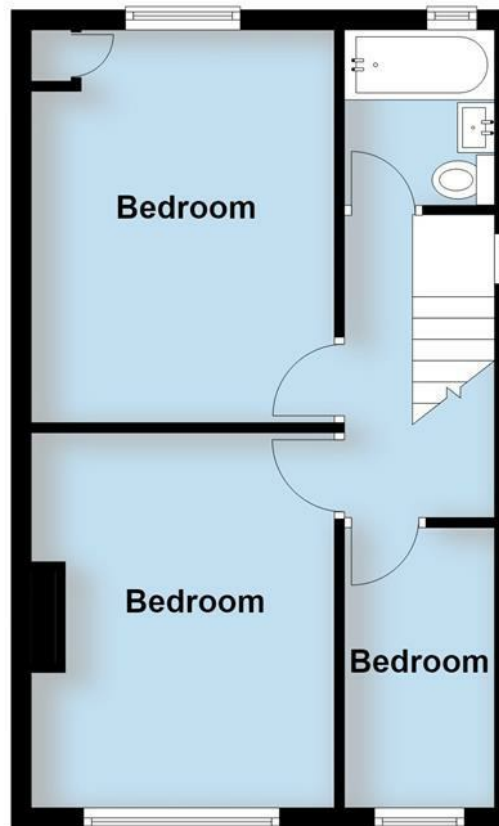
## Ground Floor

Approx. 47.1 sq. metres (507.4 sq. feet)



## First Floor

Approx. 36.1 sq. metres (388.4 sq. feet)



Total area: approx. 83.2 sq. metres (895.8 sq. feet)

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

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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>                            |         | 81                      |
| (69-80) <b>C</b>                            |         |                         |
| (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