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RESIDENTIAL
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34, Guy Street, Warwick

Price Guide
£269,950



A most conveniently located two bedroom mid terrace house. Within walking distance of good local amenities including Warwick Town Centre, local shops, Warwick Hospital, and Railway Station.

The property which has recently been freshly redecorated comprises; entrance hall sitting room, dining room, cellarge, two double bedrooms, ground floor bathroom/WC and a good sized rear garden. NO UPWARD CHAIN. Energy rating E.

Location

Guy Street is situated in a convenient location with excellent local amenities to include 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 of Coten End primary school & Myton secondary School.

Approach

Through a double glazed entrance door into:

Entrance Hall

Coir mat, wood effect floor, radiator, staircase rising to First Floor. Doors to:

Sitting Room

10'6" x 10'1" (3.21m x 3.08m)
Exposed floorboards, cast iron Period style fireplace, radiator, display shelving to chimney alcoves and a double glazed window to the front aspect.

Dining Room

13'2" x 9'9" (4.02m x 2.98m)
Wood effect floor, radiator, built-in full height shelved storage cupboard to chimney alcove and double glazed doors provide access to the garden. Door to Cellar and opening to:

Kitchen

Having a range of matching pine fronted base and eye level units, worktops with single drainer sink unit. Space and plumbing for washing machine, space for cooker, space for upright fridge/freezer. Double glazed window to the side aspect, cupboard housing the Ideal combination gas fired boiler. Pine door to:



Bathroom

11'10" x 5'11" (3.62m x 1.82m)

White suite comprising bath with shower system over, pedestal wash hand basin, radiator, extractor fan and a double glazed window to the rear aspect. Opening to:

WC

Radiator, low flush WC and a double glazed window to the rear aspect.

Bedroom One

13'11" x 9'10" (4.25m x 3.00m)

Built-in double door wardrobe and a double glazed window to the rear aspect.

Bedroom Two

14'1" x 10'1" (4.31m x 3.09m)

Radiator and a double glazed window to the front aspect.

Cellar

10'6" x 10'0" with head height 6'0" (3.21m x 3.07m with head height 1.85m)

Red brick steps lead down to cellar with power and electric light, double glazed window.

Outside

Rear Garden

Which is generous size, part lawned, paved area and a gated rear pedestrian access.

Tenure

Services

Council Tax

The property is in Council Tax Band "B"

Postcode

CV34 4LN

Your Property - Our Business

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

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

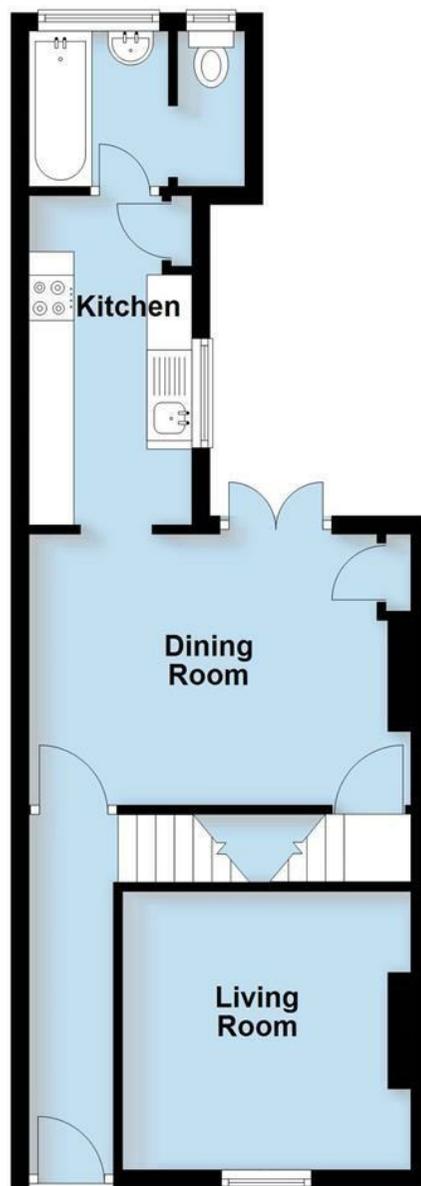
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN

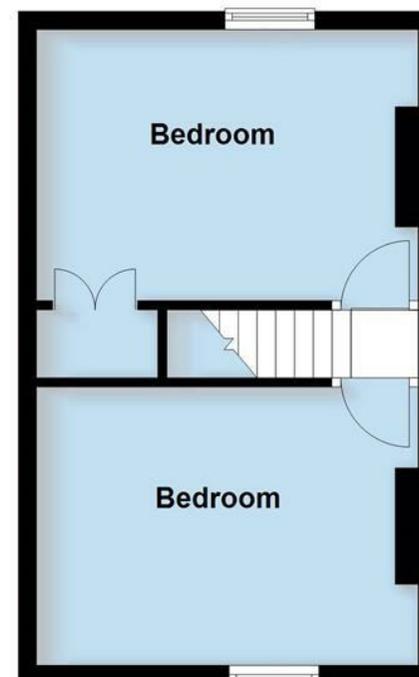
Ground Floor

Approx. 40.9 sq. metres (439.8 sq. feet)



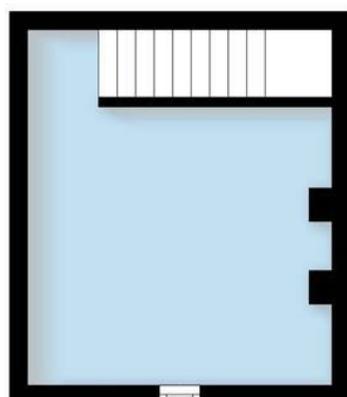
First Floor

Approx. 29.8 sq. metres (320.7 sq. feet)



Basement

Approx. 13.3 sq. metres (143.0 sq. feet)



Total area: approx. 83.9 sq. metres (903.5 sq. feet)

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