ehB RESIDENTIAL

Your Property - Our Business

56, Greville Road, Warwick

Guide Price £320,000

This traditional, mid-terrace property on Greville Road, Warwick, features a combination of brick and rendered elevations, a traditional tiled roof, and an attractive gabled frontage. Set behind a low wall with an enclosed front garden and a shared side access. The accommodation, which requires some modernisation, briefly affords: Entrance hall, living room, fitted kitchen, rear entrance with pantry and WC off. three good-sized first-floor bedrooms and a bathroom. Outside, there is a generous rear garden offering excellent scope for improvement, together with a garage and off-road parking. Energy Rating D. No Upward Chain.

Location

Greville Road is situated in the popular Spinney Hill area. There are local amenities nearby, and regular bus services to Warwick (1.5 miles away) and Leamington Spa (2 miles away).

Approach

Through a UPVC double glazed entrance door into:

Entrance Hall

Radiator, under stairs open storage area, turned staircase rising to First Floor Landing, opening to Kitchen. Door to:

Living Room

14'11" x 12'11" (4.57m x 3.96m)
Having a focal point fireplace and chimney breast with a raised display hearth. Wood-effect floor, radiator, wall lights, double-glazed window to the front aspect.

Kitchen

9'11" x 9'10" (3.04m x 3.02m)
Range of white gloss fronted units, complementary worktops with a single drainer sink unit and tiled splashbacks. Built-in electric oven and four-ring gas hob with extractor unit over. Radiator, space for a domestic appliance, double-glazed window to the rear aspect. Door to:

Rear Lobby Area

Shelved pantry with a window. Radiator, double-glazed casement door to the rear aspect and garden. Door to:

WC

High-level WC and window.

First Floor Landing

Doors to:

Bedroom One

13'1" x 10'1" (3.99m x 3.08m)
Radiator and two double-glazed windows to the rear aspect.

Bedroom Two

13'0" x 10'1" (3.98m x 3.08m)
Radiator, access to the roof space and a double-glazed window to the front aspect.

Bedroom Three
Radiator, double-glazed window to the rear aspect, opening providing open storage with a further window to the front aspect.

Bathroom
White suite comprising pedestal wash-hand basin, WC, bath with Triton shower over, chrome heated towel rail, fully tiled walls and a window to the rear aspect.

Outside
To the front of the property is a shallow garden, enclosed by dwarf walling, with a shared side access.

Rear Garden
A good-sized rear garden with plenty of scope for improvement, featuring a large paved patio area directly to the rear of the house, with contemporary timber screening, leading down to an established garden with mature greenery, pond and varied planting areas. The plot offers excellent potential to create a superb outdoor space for entertaining, gardening or family use.

Rear Garage & Parking
To the rear is a prefabricated single garage with an area of hardstanding in front and to the side, providing useful parking and storage space.

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

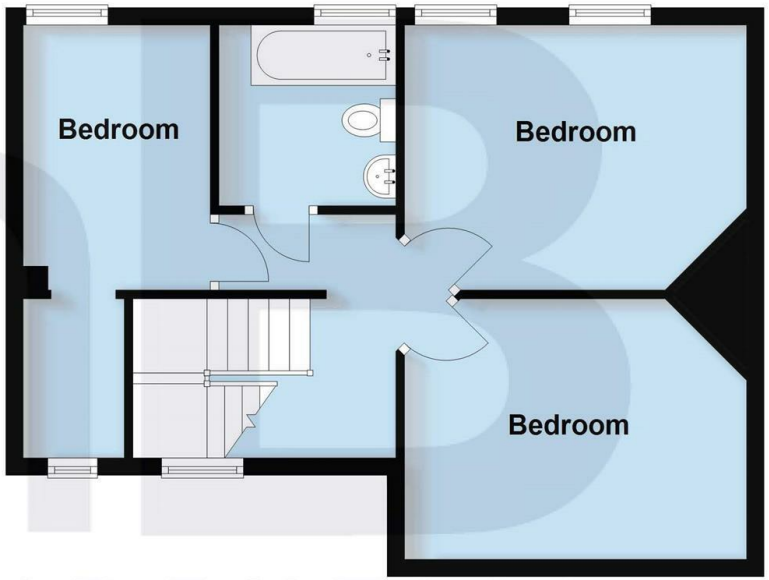
Services
All main services are understood to be connected. NB: We have not tested the heating, domestic hot water system, kitchen appliances, or other services. Although we believe them to be in satisfactory working order, we cannot give warranties in these respects. Interested parties are invited to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

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

Postcode
CV34 5PJ

Ground Floor
Approx. 38.9 sq. metres (418.9 sq. feet)

First Floor
Approx. 46.8 sq. metres (503.4 sq. feet)



Total area: approx. 85.7 sq. metres (922.3 sq. feet)

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

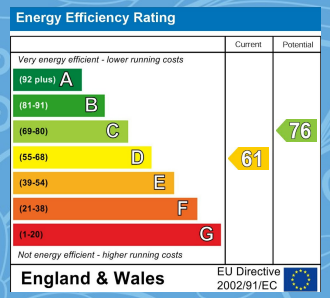
ehB RESIDENTIAL

Your Property - Our Business

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

Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

01926 499540 ehbresidential.com



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

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particulars importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.