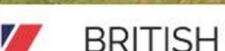


**ehB**  
RESIDENTIAL

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 BRITISH COUNCIL

71, All Saints Road, Warwick

£1,350 Per Month



Available January 2026 is this modern three bedroom semi-detached family house having recently undergone complete redecoration.

There is a large area of garden to the front, driveway parking for two cars and secluded gardens to side and rear.

Popular residential location within just over a mile of the county town centre and within easy access of Warwick Rail Station, Parkway Rail

Station, the A46 and Junction 15 of the M40 motorway all providing excellent commuter links. We understand the property is within catchment of All Saints Primary School and Myton Secondary School.

#### Porch

#### Entrance Hall

Double glazed front door. Smoke detector. Understairs storage cupboard. Staircase to first floor. Radiator. Door to kitchen. Door to:



#### Sitting Room

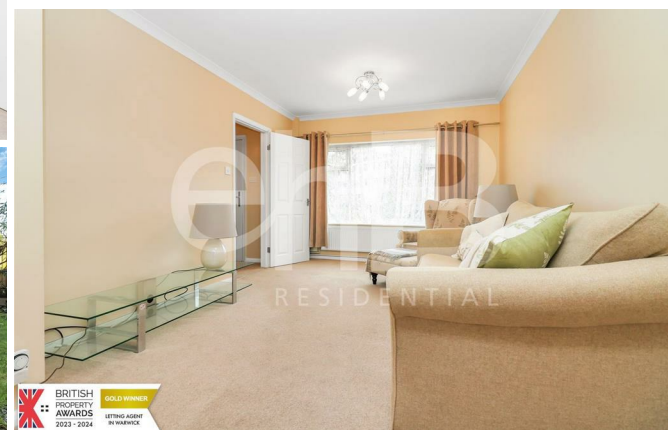
14'5" x 10'4" (4.39 x 3.15)

Radiator. Double glazed window to front. Opening to;

#### Dining Kitchen

17'3" x 9'11" (5.26 x 3.02)

Excellent range of units. Built in double oven, gas hob and cooker hood over. Plumbing for washing machine. Integrated dishwasher, fridge and freezer. Double glazed window and double doors to rear garden.



### First Floor Landing

Double glazed window. Smoke Detector.

### Bedroom One

14'5" x 10'4" (4.4 x 3.15)

Radiator. Double glazed window to front.

### Bedroom Two

10'6" x 9'11" (3.19 x 3.02)

Cupboard housing the Potterton central heating boiler. Double glazed window to front. Radiator.

### Bedroom Three

9'0" x 6'6" (2.74 x 1.99)

Radiator. Double glazed window to front.

### Bathroom

Well appointed with modern white suite. Bath with Triton T80z shower over. Pedestal wash hand basin. Close coupled W.C. Heated towel rail. Electric shaver point. Double glazed window.

### Outside

Front garden laid to lawn. Gravel drive providing standing for 2 cars.

### Rear & Side Garden

The rear garden is laid with large paved terrace and area of lawn to the side.

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- Land and New Homes Agents •



Gross Area Approx: 872 sq ft 81 sq m

Floor plans are for illustration purposes and are not to scale.

Produced for Donald Carter & Co.

PYM 01926 409428 2018



| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           | <b>86</b>               |
| (69-80) <b>C</b>                            | <b>71</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC |

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

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