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16, Beauchamp Road, Warwick

Price Guide £360,000



This traditional three-bedroom end-of-terrace bay-fronted house has been improved and thoughtfully modernised to a most appealing contemporary style. Attractive features include the tiled floor in the hall, exposed floor boards in the reception rooms, and period fireplaces. To the rear, there is a cloakroom and a lean-to conservatory. On the first floor, there are three bedrooms and a modern bathroom. The good-sized, established rear gardens provide a particular feature to the property, with garden sheds, a summer house, and a greenhouse. An early viewing is strongly recommended. Energy rating D.

Location

Beauchamp Road forms part of a popular established residential area close-by to local primary schools and conveniently placed equidistant of Warwick and Leamington Spa town centre amenities.

Enclosed Porch

Double-glazed door. Attractive patterned Minton-style tiled floor. Front door with an obscure glazed pane and a leaded window light over.

Entrance Hall

Radiator, decorative tiled floor. original door to the dining room and the Staircase to the first floor.

Sitting Room

11'2" x 12'2" into bay (3.4 x 3.72 into bay)
Corner fireplace with decorative grate and tiled hearth. Double-glazed walk-in bay window to the front with fitted blinds. Exposed floorboards, vertical radiator. Opening to



Dining Room

11'9" x 11'9" (3.58 x 3.58)

Victorian fireplace with decorative tiled inserts and set on a tiled hearth. Exposed floor boards. Contemporary style vertical radiator. Low-level storage cupboards set into the chimney recess, one housing the electric meter. Double-glazed double doors provide access to the rear garden. Original door to the kitchen.



Kitchen

12'2" x 8'4" (3.72 x 2.53)

Inset one-and-a-half-bowl white sink with hose tap attachment and cupboard space under. Base level units providing cupboard and drawer space. Natural wood work surface, and tiled walls around the splash areas. Plumbing for a dishwasher, Built-in oven, and gas hob over. One wall features rustic wood panelling. Old school style radiator. Ceiling recessed spot light. Tiled floor. Under-stairs pantry cupboard and a double-glazed window to the side.

Lobby Area

Double glazed door to conservatory.

Cloakroom

W.C with concealed cistern. Cupboard housing the gas-fired combination boiler.

Lean To Conservatory

8'8" x 5'2" (2.64 x 1.57)

Space and plumbing for a washing machine, power, windows, and a glazed door to the rear garden.





First Floor Landing

Ceiling recessed spotlights. Original doors lead to:

Bedroom One

14'10" x 10'1" plus 5'2" x 4'1" door recess (4.51 x 3.07 plus 1.57 x 1.25 door recess)

Decorative cast iron fireplace with tiled hearth. Radiator. Two double-glazed windows to the front, fitted with blinds. Ceiling recessed spotlights, access to loft space.

Bedroom Two

11'9" x 9'4" (3.58 x 2.85)

A radiator and a double-glazed window to the rear.

Bedroom Three

8'2" x 8'6" (2.48 x 2.58)

A radiator and a double-glazed window to the rear overlooking the garden.

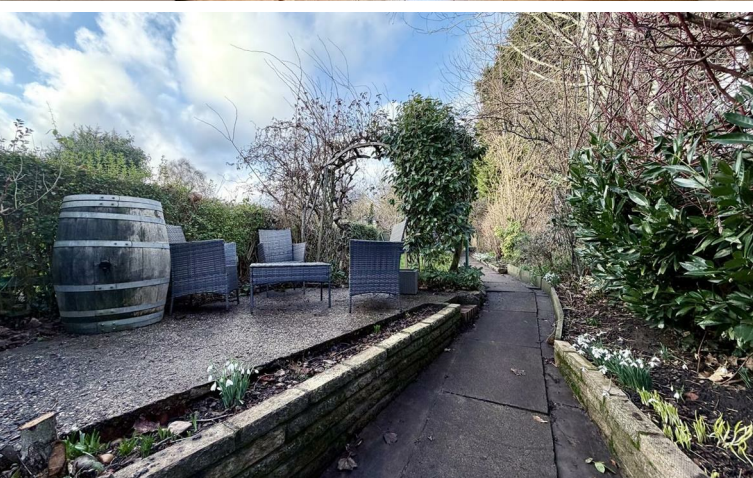
Bathroom

Modern white Suite. Bath with Triton Amber shower over, folding screen and walls fully tiled. W.C. with

concealed cistern and wash-hand basin with cupboard under. Wall mirror with illumination and a shaver point. Double-glazed window. Ceiling recessed spot lights and extractor fan.

Outside

The front has been attractively block-paved, with steps up to the front door. There is a flower and shrub bed under the bay and a side pedestrian access shared with number 18. Gate to the rear garden.



Established Garden

The long rear garden is attractively laid out with a series of "rooms". Steps rising to a patio area with raised beds and retaining walls. Pathway leads through an archway to an area laid to lawn and with a further patio to the front of the summer house. Timber garden shed and log store. Timber-edged raised vegetable patch and greenhouse. At the far end of the garden is a paved area plus two further garden sheds.

Tenure

The property is freehold.

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 cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax

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

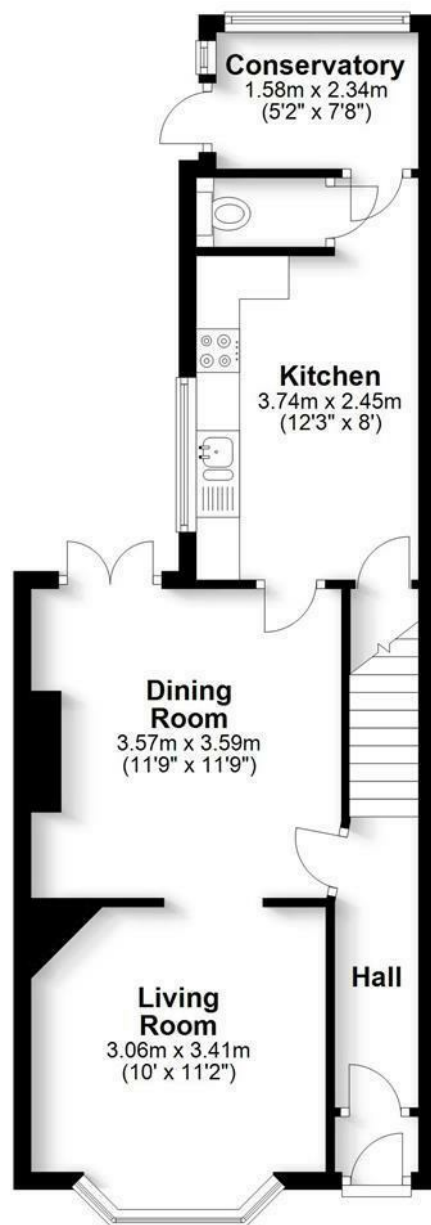
Postcode

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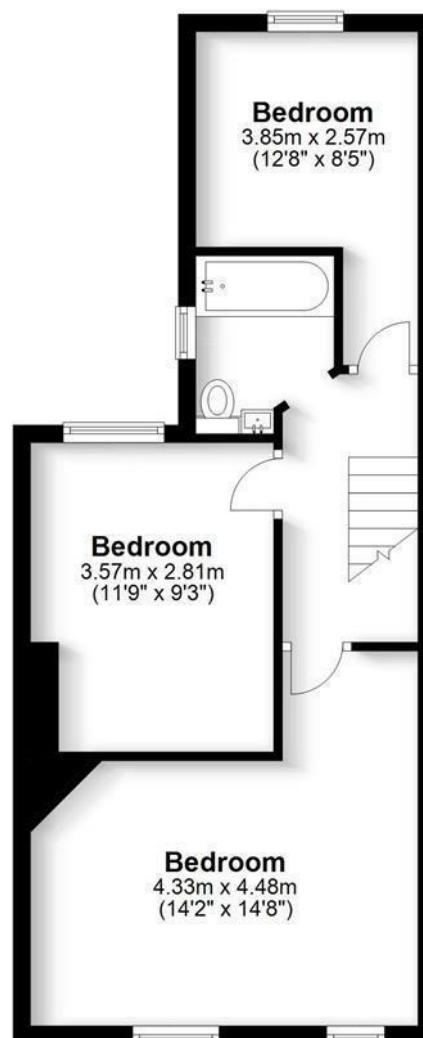
Ground Floor

Approx. 46.0 sq. metres (495.2 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.7 sq. feet)



Total area: approx. 88.3 sq. metres (951.0 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

83

57

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

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