

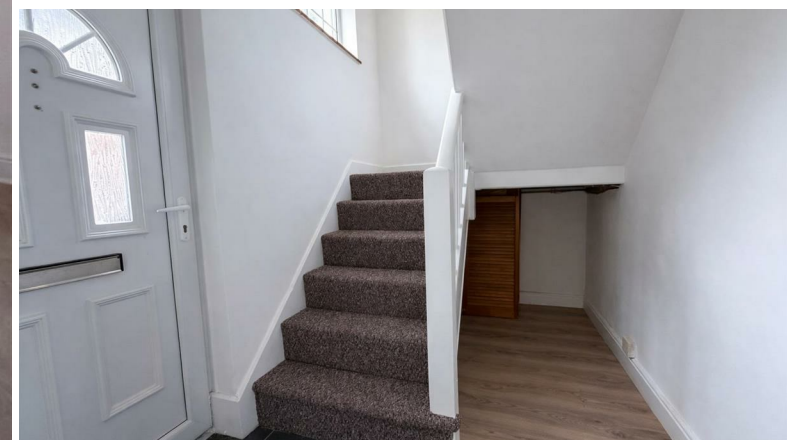
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56, Greville Road, Warwick

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

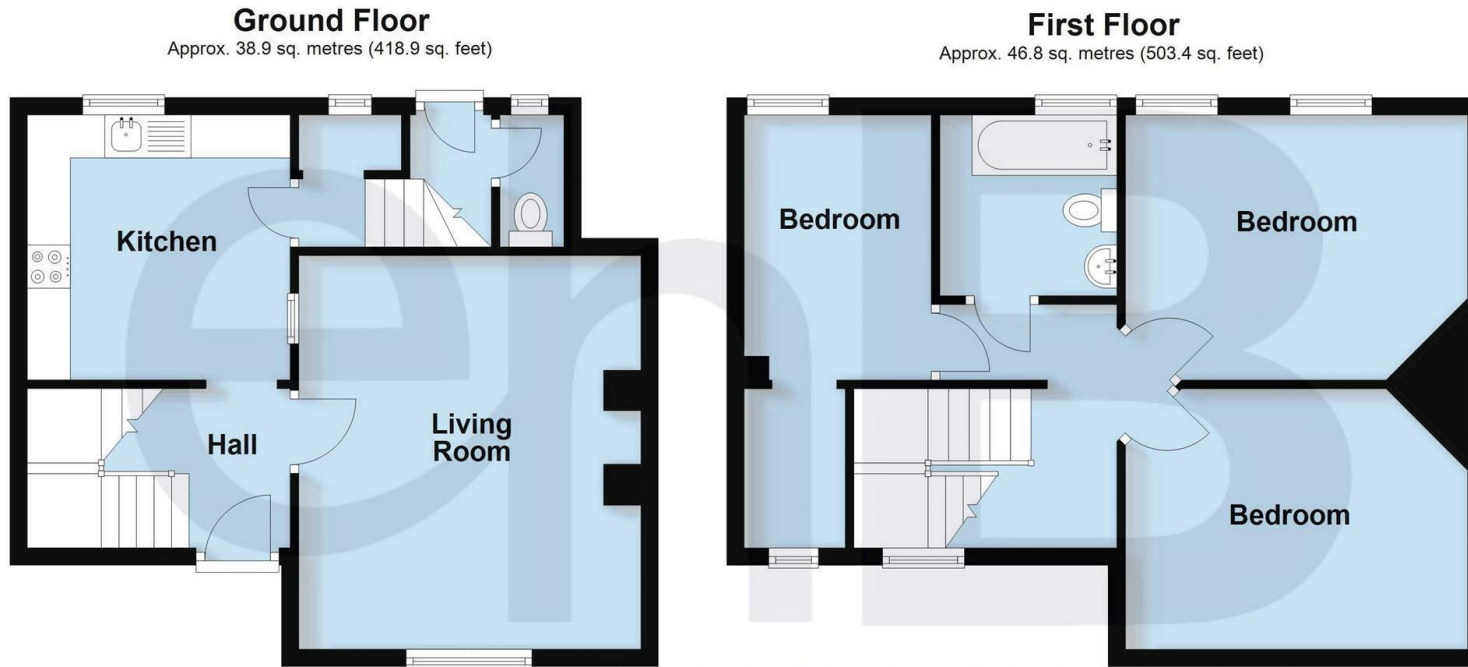


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Total area: approx. 85.7 sq. metres (922.3 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	76
(39-54) E			
(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

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