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28, Priory Road, Warwick

Price Guide £365,000



This fabulous, three bedroom period property offers spacious, well appointed accommodation which is arranged over three floors and in brief affords: Impressive open-plan lounge/dining room and kitchen area, excellent basement/utility Room, two first floor bedrooms and principle bathroom, impressive top floor master bedroom with walk-in wardrobe and ensuite shower, gas heating, double glazing throughout and a low maintenance courtyard garden. Energy rating D

Location

Priory Road is situated within walking distance of Warwick's excellent amenities. which includes a variety of shopping, cafés, restaurants and recreational facilities plus commuting is easy, with regular trains from nearby Warwick Station, and from Warwick Parkway and Leamington Spa to London Marylebone. The motorway network is easily accessible with junction 15 of the M40 2.5 miles to the south of the town giving access to Birmingham and the north and London and the south.

Approach

Through a solid six panel entrance door into:

Open-plan Living/Dining Room

20'6" x 13'3" max (6.25m x 4.06m max) Having a Limestone floor which continues into the Kitchen with underfloor heating. Projecting chimney breast with recess, brick inlay and arch over, coving to ceiling, downlighters, double glazed sash window to front aspect with fitted shutters. Feature open staircase which leads down to the Basement. Staircase rising to First Floor. Wide opening to:





Fitted Kitchen

10'11" x 5'7" (3.35m x 1.72m)

Having an attractive range of matching base and eye level units with quartz worktops, complementary tiled splashbacks, inset Franke stainless steel sink with rinse bowl and mixer tap. Built-in electric oven and four ring gas hob with extractor unit over. Feature angled ceiling incorporating a large double glazed Velux rooflight and a double glazed casement door with window to side provides access to the rear garden.

Basement Room/Utility

20'0" x 8'4" widening to 10'3" (6.12m x 2.55m widening to 3.14m)

Worktop with inset single drainer sink unit with mixer tap and base unit beneath. Eye level storage cupboards, additional worktop with space and plumbing below for washing machine and tumble dryer. Radiator, wall lights, extractor fan, carpet tiling and laminate flooring, recessed storage area and ample power sockets.

First Floor Landing

Downlighters, wall mounted Hive thermostat control point, staircase rising to Second Floor. Doors to:

Bedroom Two

10'7" x 9'1" (3.25m x 2.78m)

Of irregular shape with radiator, ceiling beam, ceiling light point and a double glazed sash window to the front aspect.





Bedroom Three

11'3" x 7'3" (3.45m x 2.23m)

Of irregular shape with projecting chimney breast with tiled display shelving to both alcoves, radiator and a double glazed sash window to the front aspect.

Principle Bathroom

9'0" x 8'2" (2.76m x 2.49m)

White suite with chrome fittings comprising double ended bath with side mixer tap. WC, vanity wash hand basin with drawers beneath, complementary tiled splashbacks, black and white tiled floor, heated

towel rail, downlighters, extractor fan. Cupboard accommodating the Worcester combination gas fired boiler. Sash window to the rear aspect.

Second Floor Landing

Two downlighters. Double doors to:

Master Bedroom

17'6" x 11'3" (5.34m x 3.45m)

Of irregular shape with dual replacement uPVC double glazed sash windows to front aspect, radiator, walk in wardrobe providing ample hanging rail and storage space with two downlighters. Door to:

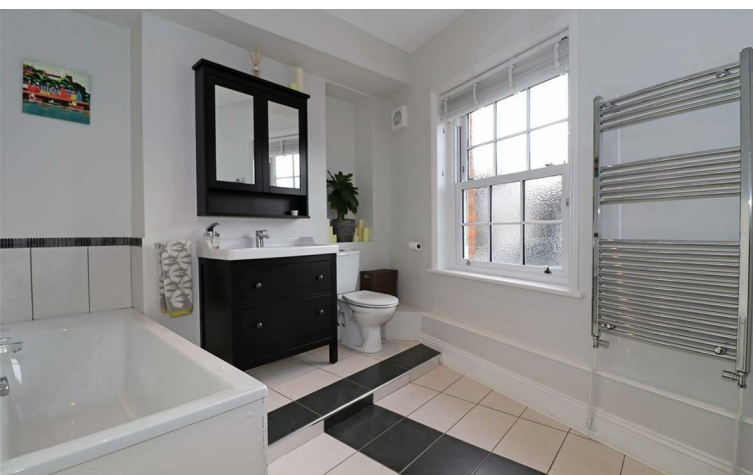
En-suite Shower

9'10" x 9'10" (3.02m x 3.02m)

Wide tiled shower cubicle with Bristan shower system and glazed sliding shower door with side screens. WC, vanity wash hand basin with drawers below, tiled floor, downlighters, heated towel rail, extractor fan and an obscure glazed window to the rear aspect.

Outside





Courtyard Garden

Which has been designed for ease of maintenance and laid with attractive granite cobbles. There is a raised stocked border, outside tap, external power and light and a covered side pedestrian access. NB: There is a right of access over the garden for the neighboring properties if required.

Tenure

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

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

Council Tax

Council Tax band "D"

Postcode

CV34 4NA



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Total area: approx. 131.0 sq. metres (1409.9 sq. feet)

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

Warwick Office
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		68	
(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

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

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