

ehB RESIDENTIAL

Your Property - Our Business

37, Hill Street, Warwick

Price Guide
£275,000







A beautifully presented, stylishly renovated two-bedroom Victorian terraced home, ideally located within easy reach of Warwick town centre. This charming property blends traditional character with contemporary finishes, offering thoughtfully designed, tastefully decorated accommodation throughout. Briefly comprising: living room, dining room, cellar, attractive kitchen, first-floor bathroom, courtyard garden. Warwick District Council Band B. Awaiting EPC.

Location

In a popular, convenient residential area, Hill Street sits ideally between the historic market town of Warwick and the vibrant town of Royal Leamington Spa. The property is close to local amenities, including supermarkets, independent shops, cafés, and restaurants, with picturesque canal walks nearby.

Approach

Through a composite entrance door leading to the entrance hallway

Entrance Hallway

Wood-effect floor, doors to the lounge, stairs to the first floor, radiator and door to:

Lounge

10'6" x 10'4" (3.22m x 3.17m)
Matching floor, feature fireplace, radiator and a double-glazed window to the front aspect.

Dining Room

14'0" x 10'4" (4.28m x 3.16m)
Matching floor; fireplace with stone surround; radiator; door to the cellar; double-glazed window to the rear aspect overlooking the garden; door to the kitchen.

Cellar

Brick stairs to the cellar

Fitted Kitchen

18'9" x 6'7" (5.72m x 2.01m)
Range of base and eye-level white wooden units with complementary wood-effect worktops, single drainer sink with black mixer tap, space for a fridge/freezer, washing machine and oven, double-glazed window facing the rear aspect, stable door to the rear garden

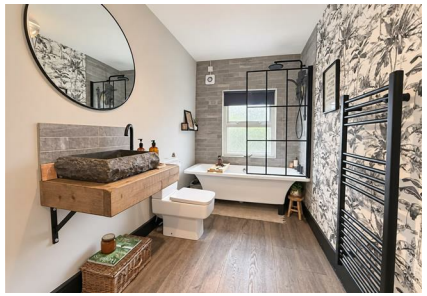
First Floor Landing

Doors to:

Bedroom One

12'7" x 10'4" (3.85m x 3.15m)
Radiator and double-glazed windows to the front aspect.








Bedroom Two
9'3" x 8'0" (2.83m x 2.45m)
Radiator and a double-glazed window facing the rear, overlooking the garden,

Bathroom
A stylish bathroom featuring a freestanding bath with a rainfall shower, a separate handheld attachment and a black-framed shower screen. A stone countertop basin sits on a substantial timber vanity shelf, complemented by a WC, black ladder-style heated towel rail, grey wall tiling and wood-effect flooring. Botanical wallpaper adds character, while an obscured double-glazed window provides natural light.

Rear garden
The property benefits from a low-maintenance courtyard garden, thoughtfully landscaped with attractive paving, established shrubs, mature planting and decorative trellising.

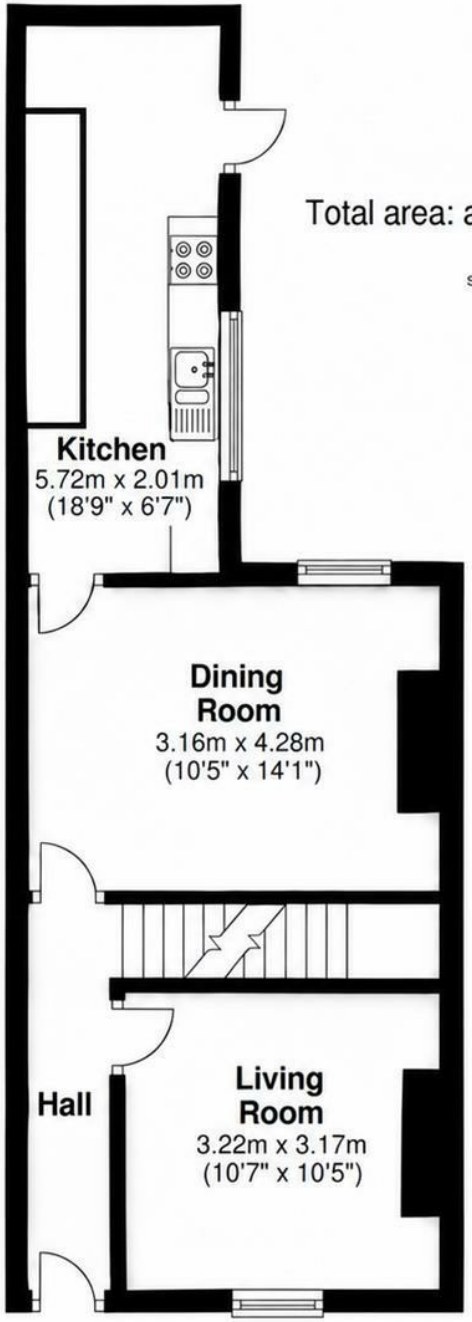
Services
All mains services are understood to be connected to the property. NB: We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order, we cannot give any warranties in these respects. Interested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

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

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

Postcode
CV34 5NX

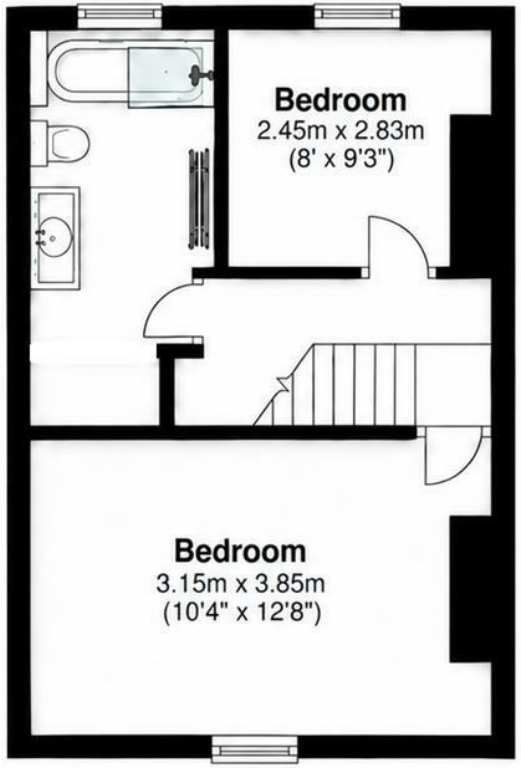
Ground Floor
Approx. 43.8 sq. metres (471.4 sq. feet)



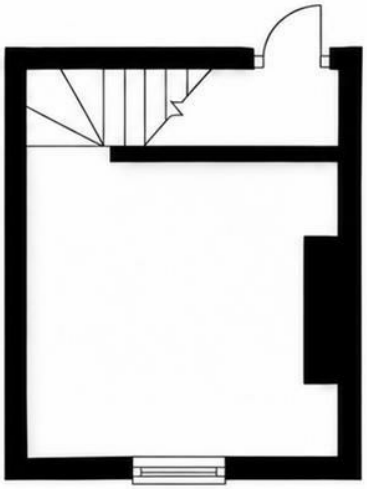
Total area: approx. 91.8 sq. metres (987.9 sq. feet)

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

First Floor
Approx. 34.4 sq. metres (370.7 sq. feet)



Basement
Approx. 13.5 sq. metres (145.8 sq. feet)



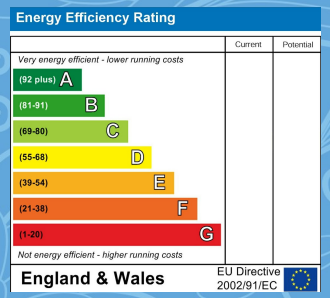
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