

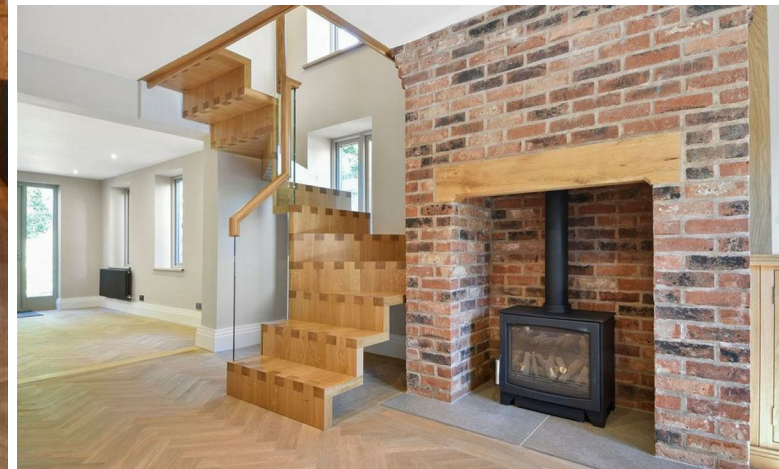


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RESIDENTIAL

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50, Bridge End, Warwick

Price Guide £550,000



Situated on one of Warwick's most historic streets, this beautifully restored period cottage harmoniously blends traditional charm with modern comforts. Highlights include a bespoke oak staircase and kitchen, as well as newly fitted windows and doors that fill the home with natural light. In brief, the accommodation comprises a Living Room, an impressive open-plan dining kitchen, a ground-floor cloakroom/utility, two double bedrooms, an external balcony accessed from the main bedroom, and a luxurious shower room.

There is a charming mature rear garden with gated side pedestrian access, and it backs onto the River Avon. Energy rating D. NO UPWARD CHAIN.

#### Location

Situated in the desirable Bridge End area of Warwick, this charming Grade II-listed cottage benefits from a prime location that is highly sought after for its convenience and numerous local amenities. Just a short walk away, residents can easily access various schools, including Warwick Prep, Warwick and King's High School, and Myton,

as well as the town centre, St Nicholas Park, Warwick Boat Club, and the iconic Warwick Castle.

#### Living Room

17'1" x 15'7" (5.21m x 4.77m)

The main living space features a projecting brick chimney breast with a recessed cast-iron gas stove, accompanied by a beam overhead, creating an attractive focal point. A custom-made metre/double door shelved storage cupboard is set into the alcove with a display area above. Parquet flooring runs throughout the ground floor, alongside





a radiator and a vertical radiator. There is a double-glazed window on the front aspect opening to the Kitchen, and the standout feature is the handcrafted Meer End Dovetail oak staircase, providing access to the first floor and adding a touch of natural elegance to the interior.

#### Impressive Open-plan Dining Kitchen

15'6" x 10'7" widening to 17'11" (4.74m x 3.25m widening to 5.47m)

The kitchen is stylish and contemporary, featuring a quartz worktop and upstand with smoked glass

splashbacks. It has a built-in Miele oven and induction hob with a concealed extractor unit overhead. An integrated dishwasher, fridge, and separate freezer are included. Downstairs, there are two radiators, three double-glazed windows on the side aspect of the dining area, and double-glazed French doors providing access to the rear garden.

#### Cloakroom/Utility Room

Approached from the dining area and cleverly concealed behind double-opening doors, with a



further integrated fridge/freezer to the side and tall storage to the other side. Having a WC with a concealed push-button cistern, sink with chrome mixer tap, and a storage cupboard below. Chrome heated towel, worktop with a Samsung washing machine and tumble dryer underneath, accompanied by eye-level storage cupboards above. Sink with chrome mixer tap, extractor fan, downlighters, and automatic lighting.

#### First Floor Landing

Oak floor, access to roof space, downlighters, double-glazed window to side aspect and doors to:





### Bedroom One

12'11" x 10'6" (3.96m x 3.21m)

Downlighters, radiator, and custom-fitted full-height wardrobes along one wall featuring ample hanging rails, drawers, and storage space. A double-glazed window to the rear aspect and double-glazed, double-opening French doors provide access to the:

### External Balcony

11'1" x 6'5" (3.38m x 1.97m)

This is a great place to sit and enjoy the

surrounding views, with elevated views over the garden. The space features a tiled floor, a wrought iron railing, and a spiral staircase that leads down to the rear garden.

### Bedroom Two

14'0" x 10'8" max (4.29m x 3.26m max)

Exposed brickwork on one wall, along with an exposed roof truss and beam, radiator, and downlights. Bespoke fitted wardrobes in the alcove provide a hanging rail and drawer space. Double glazed window to the front aspect.



### Luxury Shower Room

White suite with chrome fittings, including a WC with a concealed push-button cistern, a wall-hung wash basin with a recessed mirror above. A wide tiled shower enclosure features a shower system, glazed sliding shower doors, and a side screen. Additional features include a chrome heated towel rail, complementary tiled splashbacks, parquet flooring, exposed beams and brickwork and downlights.



### Rear Garden

The property enjoys a fantastic setting, backing onto the River Avon. To the rear, a mature walled garden offers a private, secluded outdoor space with established planting and raised borders that bring colour and interest throughout the seasons. A spiral staircase connects the garden to the first-floor bedroom balcony, enhancing the flow between indoor and outdoor living.

The garden also features side access, making it

practical for everyday use. Whether for peaceful relaxation or outdoor entertaining, this well-kept space provides a wonderful extension of the home in an exceptional riverside location.

### 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, 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 inquiries.

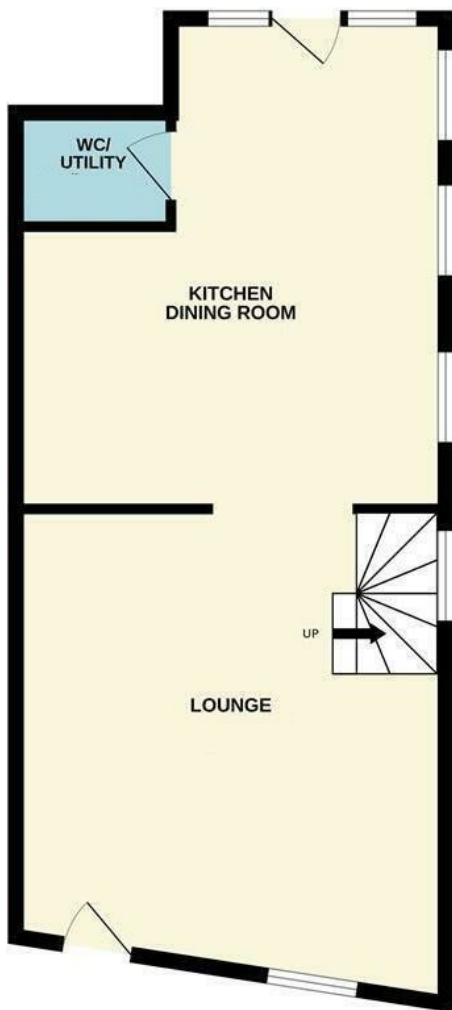
### Council Tax

The property is in Council Tax Band "F" - Warwick District Council.

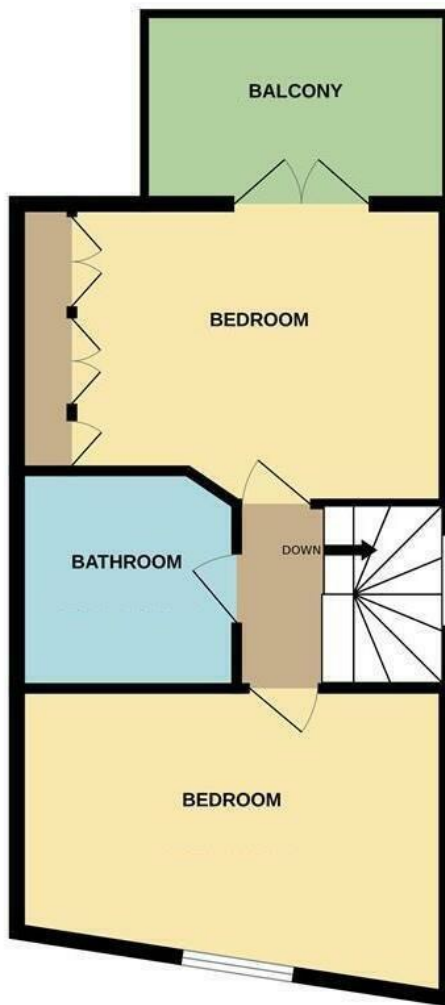
### Postcode

CV34 6PB

GROUND FLOOR  
530 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

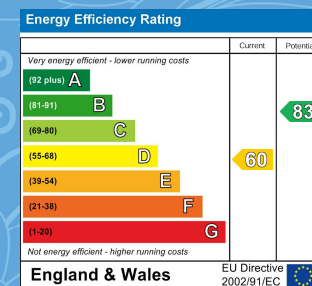
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