



**22, Castle Street, Warwick**

**Guide Price  
£575,000**



Enjoying a truly enviable central location within the historic county town centre close to the castle wall, stands this beautifully appointed Grade II listed character cottage. The accommodation affords: Reception hall, spacious sitting room, separate dining room, inner hall, attractive kitchen, three double bedrooms, en-suite WC, bathroom, gas heating and a private courtyard rear garden with utility outbuilding.

#### Approach

Through an oak entrance door into:

#### Entrance Hall

Painted exposed timbers, radiator, opening to Dining Room, pine door to Living Room.

#### Dining Room

13'5" x 8'8" (4.09 x 2.64)

The focal point being the deep recessed fireplace with a quarry tiled display hearth with beam over. Ceiling beam, radiator and a secondary glazed leaded light window to the front aspect.

#### Living Room

22'5" x 12'4" narrowing to 10'0" (6.82 x 3.75 narrowing to 3.04)

Having a focal point fireplace with surround, brick inlay and display hearth. Part leaded light glazed display cabinet to chimney alcove with low level storage cupboard, wiring for wall lights. Exposed timbers and brickwork, radiator, secondary glazed leaded light window to front aspect. Step up to:



#### Further Seating Area

Downlighters, exposed timbers, radiator, double opening leaded light sealed unit double glazed casement doors provide access to the courtyard garden. Door to:

#### Inner/Rear Hall

Radiator, under stairs storage cupboard, exposed painted timbers, wall mounted digital thermostat control panel, internal leaded light glazed window. Ceiling light point and downlighters, staircase rising to First Floor, useful built-in full height storage cupboards which accommodate the wall mounted gas fired boiler and upright fridge/freezer, plus storage shelving. Opening to Kitchen and a sealed unit double glazed leaded light casement door provides access to the garden.



#### Fitted Kitchen

11'5" x 9'4" (3.48 x 2.84)

Having an attractive range of matching base and eye level units, granite worktops with a ceramic single drainer sink unit with mixer tap, tiled splashbacks. Tiled floor, ceiling beams, downlighters, radiator and a leaded light window to the rear aspect with a deep display sill.

#### First Floor Landing

Exposed timbers, two ceiling light points. Doors to:

#### Bedroom One

14'1" x 12'1" (4.29 x 3.68)

Feature high ceilings, exposed timbers, wiring for bedside lights, radiator and a secondary glazed leaded light window to front aspect.

#### Bedroom Two

11'10" x 8'7" (3.60 x 2.61)

Again with high ceilings and exposed timbers, recessed shelved display area, radiator and a secondary glazed window to front aspect with secondary glazing. Latched door to:

#### En-Suite WC

White suite comprising low flush WC, wash hand basin with tiled splashbacks and downlighters.

#### Bedroom Three

15'2" x 10'2" (4.63 x 3.11)

Radiator, exposed timbers, useful walk-in shelved storage cupboard with downlighter, wall light point and ceiling light point and a sealed unit double glazed leaded light window to rear aspect.

#### Bathroom

White suite comprising double end bath with shower system over, WC with a concealed cistern, wash hand basin with complementary tiled splashbacks. Chrome heated towel rail, downlighters, tiled display area with storage cupboard below, access to eaves, shaver point and a sealed unit double glazed leaded light Dormer window to rear aspect.

#### Brick Built Utility/Outhouse

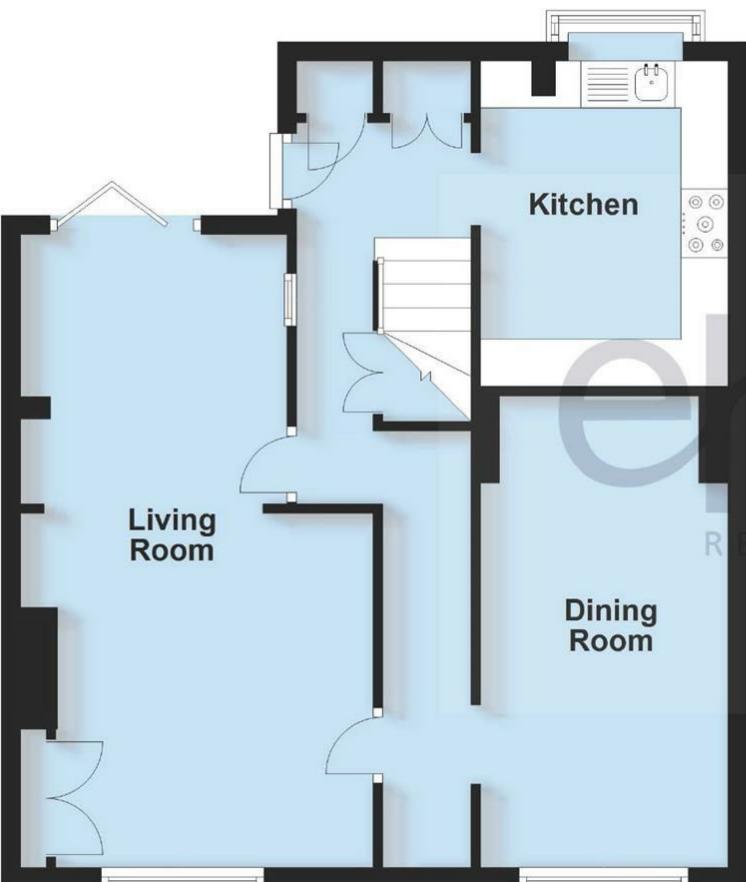
Having a worktop with space and plumbing for domestic appliance, power and light, ceiling beam, leaded light window.

#### Parking

Residents on street parking permits are available.

**Ground Floor**

Approx. 59.1 sq. metres (636.7 sq. feet)

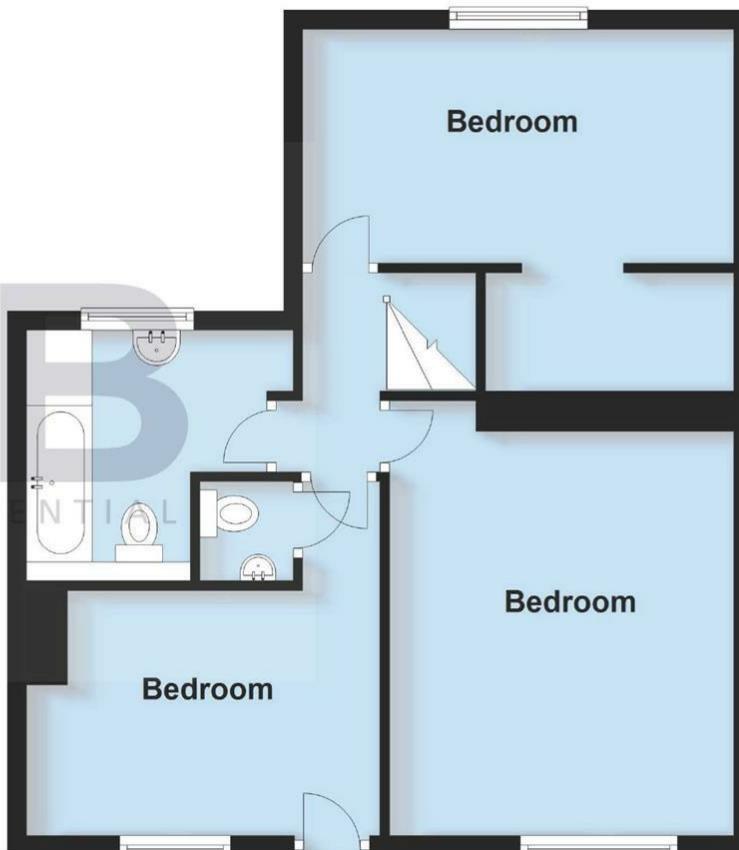


Total area: approx. 114.1 sq. metres (1228.7 sq. feet)

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

**First Floor**

Approx. 55.0 sq. metres (592.0 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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