



3 bedroom terraced house for sale

## Description

This beautifully presented Edwardian home combines classic charm with contemporary living. The property features a spacious open-plan lounge and dining area, perfect for entertaining, and a modern kitchen with a central island, integrated appliances, and glazed rooflights flooding the space with natural light.

Upstairs, there are three well-proportioned bedrooms and a stylish bathroom complete with a walk-in shower and a slipper-style bath. Additional highlights include a convenient downstairs WC, a large garage, off-street parking, and a private rear garden, offering both practicality and outdoor space.

A perfect blend of character, modern design, and functionality, this home is ready to move into and enjoy.

The property also benefits from a wired CCTV system, wired speaker system to the lounge, dining area, kitchen and bathroom, smart lighting throughout, wired and linked smoke/carbon monoxide/heat alarms and the brickwork has been fully repointed.

Warwick is exceptionally well-served with a range of state, private, and grammar schools to suit most requirements. Notable nearby schools within walking distance include Warwick Preparatory School, Warwick School for boys, and King's High School for girls.



For transport, trains from both Warwick Parkway and Leamington Spa provide direct access to London Marylebone, while the motorway network is easily reachable with the M40 (Junction 15) just 3 miles away, connecting to the North and South.

Leisure facilities are excellent, with racing at Warwick and Stratford-upon-Avon and the Warwickshire Golf Club located nearby in Leek Wootton.

Council Tax Band: C

Tenure: Freehold

Parking options: Driveway, Garage, On Street

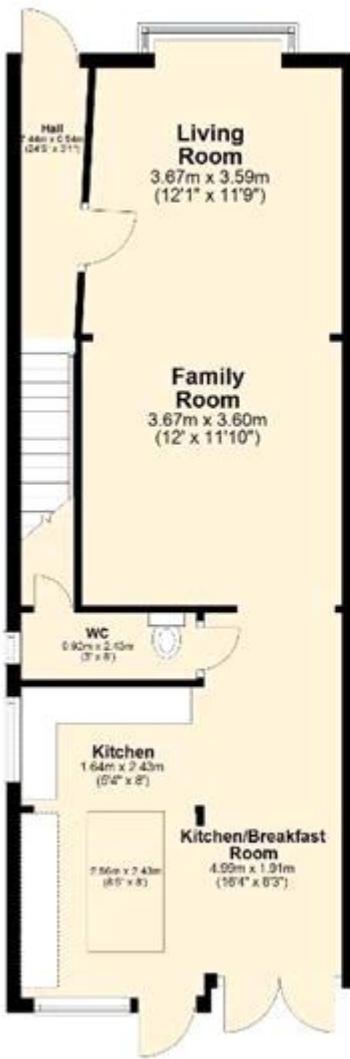
Garden details: Enclosed Garden, Private Garden, Rear Garden

**Tenure**

Freehold

### Ground Floor

Approx. 53.9 sq. metres (579.9 sq. foot)



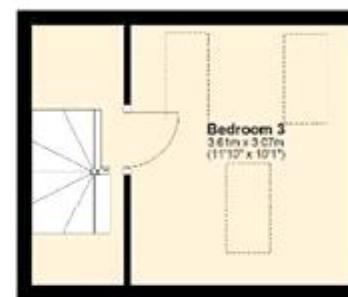
### First Floor

Approx. 33.0 sq. metres (355.7 sq. foot)



### Second Floor

Approx. 16.0 sq. metres (172.5 sq. foot)



Total area: approx. 102.9 sq. metres (1108.0 sq. foot)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(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	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> ) emissions	
England & Wales		EU Directive 2002/91/EC	

Viewing by appointment only

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