

Parker Mercer Durnian

Warwickshire

www.parkermercerdurnian.co.uk



22 All Saints Road

Warwick CV34 5NL

Price Guide £385,000

01926 499428



Location

The town of Warwick is famous for its medieval castle, river Avon views, beautiful parks, open spaces and its Independent boys school (believed to be the oldest in the country). This prosperous and vibrant riverside town attracts almost three million visitors a year who come to enjoy its rich variety of culture, shopping, restaurants and buildings of historic interest.

The town is well served by motorway and rail connections with frequent and regular train services to Birmingham and London (via Warwick Parkway and Leamington Spa stations), whilst junction 15 of the M40 motorway is approximately two miles away

Directional Note

From Warwick proceed towards Leamington Spa on the Emscote Road and just prior to the Tesco Superstore take the left hand turn onto All Saints Road where number 22 can be observed on the right hand side after approximately a quarter of a mile.

A charming semi detached family home of style and character located betwixt and between Warwick and Leamington Spa with the benefits of a two car driveway and an approximate 100ft mature rear garden.

The well presented accommodation which has been skilfully extended includes a welcoming entrance hall, lounge with wood burning stove, dining kitchen with granite work top surfaces and Nef appliances, cloaks/wc, three good size first floor bedrooms, stylish refurbished bathroom, two car driveway to the front and extensive well stocked rear gardens.

Positioned within an easy commute of both Warwick and Leamington and being within the catchment of Myton School.

22 All Saints Road

Warwick

GROUND FLOOR

Entrance Hall

Having a part glazed door to the front, slate flooring, stairs to the first floor and a window to the side.

Lounge– 14' 11" x 12' 9"

With stripped timber flooring, handsome wood burning stove, radiator, useful under stairs storage cupboard and two windows to the front..

Living Dining Kitchen - 29'6" x 12'3"

A light and bright family space with the kitchen area comprising a variety of base and eye level soft close units with granite work top surfaces, sink and a half with scored drainer, Nef double oven, space for dishwasher, four ring Nef ceramic hob with canopied hood over, slate flooring, down lighting to the ceiling and access to a **cloaks/wc with white suite, low level wc, wash hand basin, slate flooring and extractor.** There is a further **utility area with space and plumbing for an automatic washing machine and room for further appliances.** The dining area opens nicely to the garden and features a vaulted ceiling, slate flooring, radiator, French double doors to garden and triple bi-folding doors to rear terrace.

FIRST FLOOR

Landing

With access to an insulated loft space, built in linen cupboard and doors to

Bedroom One - 11'10" x 10'1"

Having a radiator and two windows to the front.

Bedroom Two – 12'10" x 8'6"

With a pretty cast iron fire place, radiator and a window to the rear.

Bedroom Three– 9'10" x 8'8"

With window to the rear and a radiator.

Family Bathroom.

A contemporary white suite of bath with shower and screen over, low flush W.C., wash hand basin in vanity unit, ladder style radiator and obscure glazed window



OUTSIDE

Front

Driveway parking two cars.

Rear

The rear can be approached via a gated side access and features a generous terrace. This then leads to a shaped lawn with well stocked borders all extending to approximately 100ft. There are two timber sheds.

GENERAL INFORMATION

Tenure

The property is understood to be Freehold.

Services

Mains Gas, Electricity, Water and Drainage are connected to the property.

Post Code

CV34 5NL

Council Tax

Warwick District Council Band C

Possession

Vacant possession will be given upon completion.

Viewing

For further particulars and appointments to view, please contact the Office 01926 499428

RES

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