



CASTLE LANE, WARWICK, CV34 4DA

WARWICK TOWN CENTRE 🏡
0.2 MILES

WARWICK CASTLE 🏰
0.3 MILES



Property Description

*** LOCATED OPPOSITE THE HISTORIC WALLS OF WARWICK CASTLE ***

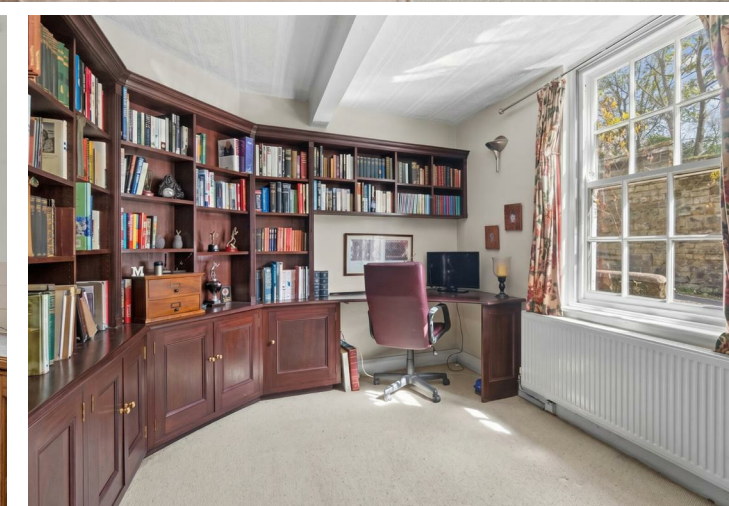
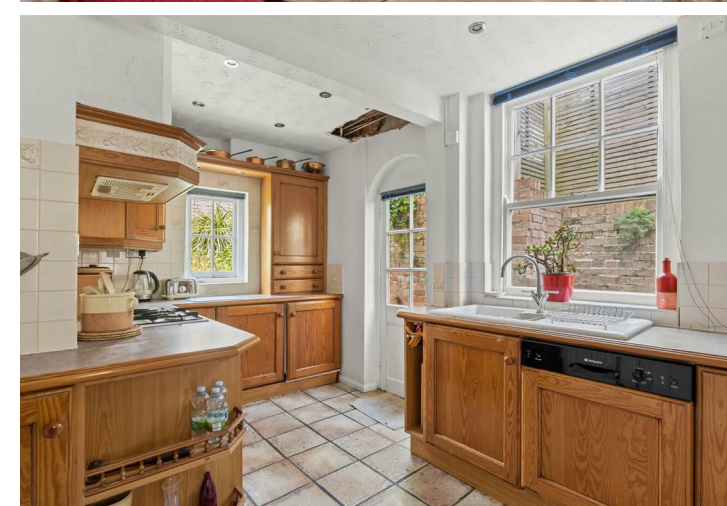
Positioned right in the heart of Warwick less than 100 meters from the high street near West Gate, is this charming three bedroom home with off street parking. The property itself is placed on Castle lane overlooking the castle walls and the regular perching points of the castle peacocks.

Inside the property there is a living room with feature bay window and seat to the front and double doors out on to the garden at the rear. Separate dining room with original serving hatch. Kitchen with floor and wall mounted units, intergrated dishwasher and four ring gas hob.

On the first floor there are two double bedrooms to the front and a generous single bedroom at the rear. There is a bathroom with roll top bath and separate shower as well as a separate W/C.

To the rear of the property is a private secure garden with sun patio and raised area. There is gated access to the side leading to the front of the property where there is off street parking for one car.

The property is being sold with no onward chain and we have been informed by the sellers that property owners on the street benefit from discounted access to the castle and its grounds. The Location of this property is excellent being a very short walk to the shops, bistro's and other facilities the town centre has to offer.





Key Features

- Town centre location opposite castle walls
- Off street parking
- Living room
- Dining room
- Kitchen
- Three bedrooms
- Family bathroom
- Private garden

Local Authority – Warwick

Council Tax – Band E

Tenure – Freehold



3



1

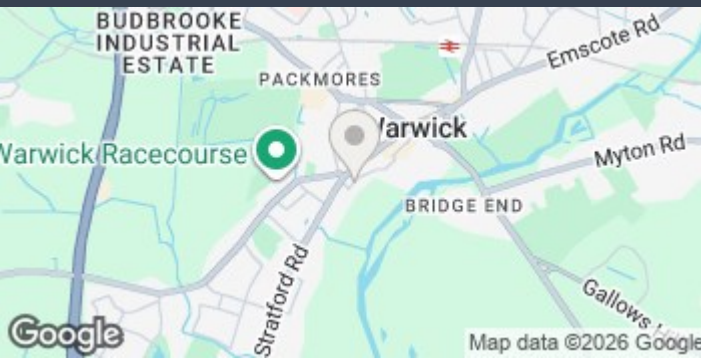


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D





Ground Floor

Approx. 44.2 sq. metres (475.7 sq. feet)

First Floor

Approx. 45.5 sq. metres (490.2 sq. feet)



Total area: approx. 89.7 sq. metres (965.9 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

To book a viewing please call 01926 898080 or email welcome@ettajames.co.uk



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only and buyers should seek independent legal advice. All measurements are approximate and are for general guidance purposes only and should not be relied upon by potential buyers. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties. Please contact the office before your appointment if there is a point which is of particular importance to you to check the information prior to traveling.