



Broad Street
Warwick, CV34 4LT















































Broad Street

Nestled on the highly desirable, tree-lined Broad Street and within walking distance of Warwick town centre, this attractive period home blends traditional charm with modern upgrades.

Carefully maintained and enhanced by the current owner, the property spans four well-appointed floors and offers two generously sized double bedrooms, a stylish bathroom with separate bath and shower, and an inviting dining and living area. A beautifully landscaped rear garden and off-road parking adds the perfect finishing touch to this elegant residence.

Location

Broad Street places you within walking distance of local amenities, including shops, cafés, restaurants, pubs and supermarkets. Warwick Castle and St Nicholas Park are nearby, offering fantastic green spaces and leisure options. The area is well served by reputable schools such as Warwick School and King's High. Commuters will benefit from Warwick and Warwick Parkway stations, both providing direct links to Birmingham and London, as well as excellent road access via the A46 and M40.

Ground Floor

Character features are found throughout this delightful property, with intricate coving, doors and fireplaces. The welcoming entrance hall boasts an eye-catching banister and access to the converted basement. Herringbone flooring features throughout the ground floor. The front-facing lounge, with its bay window and fireplace, creates a warm and stylish retreat. A dining room with open fireplace and French doors out onto the garden flows into a galley style kitchen.

Lower Ground

Converted basement used as a cinema room and office with window to front of property.

First Floor

Upstairs, a naturally lit landing leads to two large double bedrooms, each with feature fireplace and sash windows. A luxurious modern shower/bathroom completes this level, featuring high-quality fittings and a clean, contemporary finish.

Second Floor

The top floor is accessed by a spiral staircase on the landing and is perfect for use as an office, walk in wardrobe or storage space.

Outside

To the front, the house is set behind a low wall with mature bushes, enhancing curb appeal. At the rear, the landscaped garden is designed for easy maintenance and relaxed outdoor living. The property benefits from off-road parking for 2 cars accessed from the access road behind.

Location

Warwick.

Warwick is a historic market town and the county town of Warwickshire, England, situated on the River Avon and famous for its magnificent Warwick Castle.

The town centre boasts charming medieval and 17th-century architecture, including the 14th-century timber framed buildings of Lord Leycester Hospital and the impressive Collegiate Church of St. Mary, offering historical insights and picturesque views.

Services

Mains water, electricity, drainage and telephone.

Local Authority

Warwick District Council.

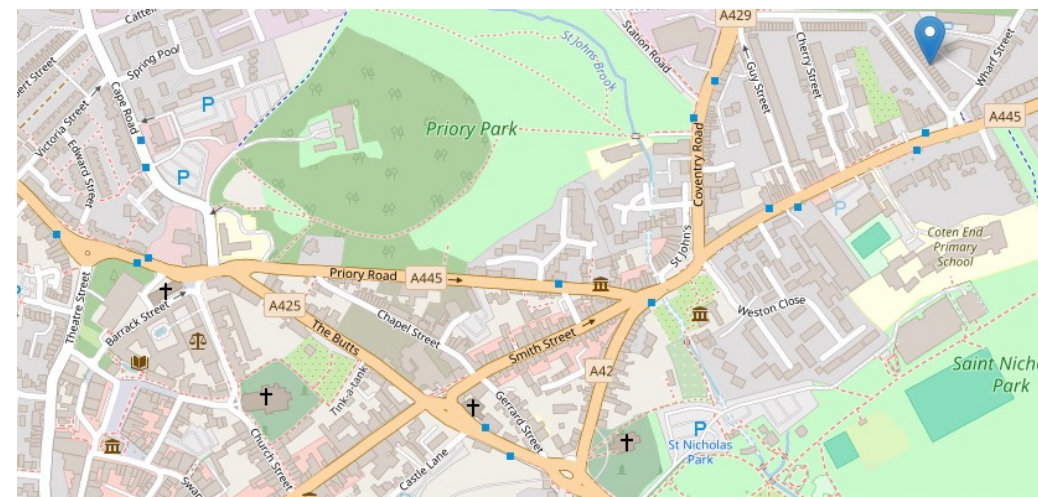
Viewing Arrangements

Strictly via the vendors sole agents Spa Estates on 01926 754080.

Website

For more information visit [spaestates.com](https://www.spaestates.com)

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Saturday 9.00 am – 1.00 pm





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | | |
| 39-54 | E | 45 E | |
| 21-38 | F | | |
| 1-20 | G | | |



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the number listed on the brochure. Copyright © 2024 Spa Estates Limited. Registered in England and Wales. Company Reg. No.15206846 Registered Office: Nelson House, 2 Hamilton Terrace, Leamington Spa, CV32 4LY. Printed May 2024





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