



21 Humphris Street

Warwick CV34 5RA

Guide Price £340,000

21 Humphris Street

This deceptive and beautifully presented period terraced house is situated within a highly convenient location accessible to the centres of both Warwick and Leamington Spa. The accommodation is laid out over three storeys and has undergone significant improvement by the present owners, with the accommodation incorporating gas fired central heating together with reproduction sash style double glazed windows. Notable features include an intimate dining room and a light and spacious lounge to the ground floor, whilst on the lower ground floor there is a spacious re-fitted breakfast kitchen along with a further reception room or third bedroom with the flexibility to be used for a variety of purposes. On the first floor there are two further bedrooms together with a bathroom equipped with modern fittings, whilst outside the mature garden to the rear is of a good length. Overall this is an ideal opportunity to purchase a much improved period home of character within a popular and highly convenient location.

LOCATION

Humphris Street lies off Emscote Road, approximately mid-way between the centres of Warwick and Leamington Spa and therefore being easily accessible to the wide range of facilities and amenities available within both towns. More locally, there is a large Tesco supermarket located off Emscote Road itself, there also being good local road links available including those to neighbouring towns and centres, major routes including the Midland motorway network, notably the M40, and easy access to rail links from both Leamington Spa and Warwick.

ON THE GROUND FLOOR

ARCHED RECESSED PORCH ENTRANCE

With replacement period style entrance door opening into:-

RECEPTION HALLWAY

With original exposed floor timbers, staircase off ascending to the first floor and doors to:-

LOUNGE

4.29m x 3.63m (14'1" x 11'1")

Which is positioned at the rear of the house with reproduction sash style double glazed window to rear elevation, period cast iron fireplace with tiled hearth and period style outer surround, central heating radiator, oak laminate flooring and double glazed door giving external access to the rear of the property.

DINING ROOM

3.45m x 3.25m (11'4" x 10'8")

With exposed floor timbers, cast iron period fireplace with tiled hearth, central heating radiator and reproduction sash style double glazed window to front elevation.

INNER VESTIBULE

From which stairs descend to:-

LOWER GROUND FLOOR

With access to:-

KITCHEN/BREAKFAST ROOM

4.17m x 3.48m (13'8" x 11'5")

Being stylishly re-fitted with a range of contemporary units in a white finish and comprising ample base cupboards, pan drawers and stylish quartz effect worktops over with tiled splashbacks, coordinating wall cabinets including a large bank of floor-to-ceiling storage cupboards to one side, space for range style cooker with fitted stainless steel extractor hood over, integrated Zanussi dishwasher, integrated Zanussi washing machine, contemporary vertical radiator, light oak laminate flooring, UPVC double glazed window, double glazed door giving external access to the rear garden and inset ceiling downlighters.

BASEMENT RECEPTION ROOM

3.45m x 3.28m (11'4" x 10'9")

This useful and flexible room is currently utilised as a playroom and study, but has also been used as an occasional third bedroom, having double glazed window to front elevation, central heating radiator, built-in storage also providing space and vent for a tumble dryer, inset ceiling downlighters and door to:-

CLOAKROOM/WC

With low level WC, wash hand basin with mixer tap and part painted floorboards.

ON THE FIRST FLOOR

LANDING

With hinged access to the roof space and stripped period doors giving access to:-

Features

- Lovely Period Terraced House
- Three Storey Accommodation
- Lounge and Separate Dining Room
- Re-fitted Kitchen/Breakfast Room
- Two First Floor Bedrooms
- Basement Reception Room
- First Floor Bathroom
- Good Length Rear Garden
- A Charming and Conveniently Located Home



BEDROOM ONE (FRONT)

4.06m x 3.45m (13'4" x 11'4")

With reproduction sash style double glazed window to front elevation, built-in wardrobe, together with built-in walk-in storage cupboard over the stairs, central heating radiator and ceiling downlighters.

BEDROOM TWO (REAR)

2.62m x 2.21m (8'7" x 7'3")

With reproduction sash style double glazed window to rear elevation and central heating radiator.

BATHROOM

3.38m x 1.68m (11'1" x 5'6")

With modern white fittings comprising low level WC with concealed cistern, panelled bath with shower unit over and glazed shower screen, twin wash hand basins, both with mixer taps and integrated storage below, tiled splash areas, oak laminate flooring, chrome towel warmer/radiator, reproduction sash style double glazed window and ceiling downlighters.

OUTSIDE

REAR

The rear garden is of a particularly good length, being initially lawned, beyond which is a generously proportioned composite decked area. There are sleeper-edged beds to either side of the decked area, beyond which is a further area of garden at the end of which is a large timber shed. Boundaries are timber fenced and neighbouring properties have a right of way across the rear of the property for the purposes of wheelie bins etc.

DIRECTIONS

Postcode for sat-nav - CV34 5RA.

TENURE

Freehold





Floorplan



General Information

Tenure

Freehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band C - Warwick District Council



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		73
(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