



**2 All Saints Road**

Warwick **CV34 5NL**

Guide Price £375,000



# 2 All Saints Road

This charming 1920's end of terraced family home is located on a quiet road on the edge of Warwick and within easy driving distance to both the towns of Leamington Spa and Warwick. The property is located a short stroll across the central green to the sought after Emscote pre and primary school and also Coten End. Upon arrival the property benefits with a driveway for two cars and access to the double garage. Upon entry the charming entrance hallway leads you into the bright and well proportioned dual aspect reception room and in turn the well presented kitchen. The first floor offers two double bedrooms, a single bedroom / home office and a lovely bathroom. To the rear the real surprise is the size of the garden on offer having a large paved patio and an extra corner private plot of lawn and further paving.

## LOCATION

All Saints Road lies off Emscote Road and is equidistant from the town centres of Leamington Spa and Warwick. There is a large Tesco supermarket on nearby on Emscote Road with local public transport services also in operation along with nearby schools. It also allows for easy access to both the train stations of Leamington Spa and Warwick.

## ON THE GROUND FLOOR

### ENTRANCE HALLWAY

3.87 x 1.12 (12'8" x 3'8")

A welcoming entrance hallway with timber effect laminate flooring, stairs rising to the first floor and door leading into:-

### OPEN PLAN LIVING/DINING ROOM

7.32 x 3.74 (24'0" x 12'3")

A lovely bright dual aspect reception room with character picture rails, large bay window to the front and double doors to

the garden, ornate arch recesses and door leading into:-

### BREAKFAST KITCHEN

4.46 x 2.54 (14'7" x 8'3")

A well presented kitchen with tile effect vinyl flooring, an array of wall and base units with tiled splashbacks., integrated appliances include a fridge freezer and there is space for the oven and hob and spaces and plumbing for washing machine and dishwasher. Lots of light floods within due to the dual aspect windows and door leading out to the garden. There is also an opening to:-

### PANTRY CUPBOARD

1.71 x 0.84 (5'7" x 2'9")

A handy pantry storage cupboard with space for tumble dryer and storage.

## ON THE FIRST FLOOR

### LANDING

1.68 x 4.67 (5'6" x 15'3")

An open landing space with timber balustrade, access to the loft and doors leading into:-

### BEDROOM ONE

4.07 x 3.09 (13'4" x 10'1")

A large double bedroom located to the front of the property with fully fitted wardrobes, nicely decorated and has a charming feel.

### BEDROOM TWO

3.64 x 2.97 (11'11" x 9'8")

A further double bedroom located to the rear with views over the garden with picture rails and lovely decoration.

### BEDROOM THREE

2.59 x 1.82 (8'5" x 5'11")

A single bedroom, currently used as a home office, with views over the garden and decorated in a nice style.

### BATHROOM

1.75 x 2.43 (5'8" x 7'11")

A well presented bathroom with tile effect vinyl flooring, a modern white suite including a 'P' shaped bath with shower over and glass screen, a wash hand basin, low level flush WC, spotlighting and chrome heated towel rail.

## Features

1920's End of Terrace

Beautifully Presented Throughout

Large Corner Plot

Driveway and Double Garage

Large Open Plan Reception

Three Bedrooms

Character Features

Conveniently Positioned for Warwick and Leamington

Close to Local Amenities





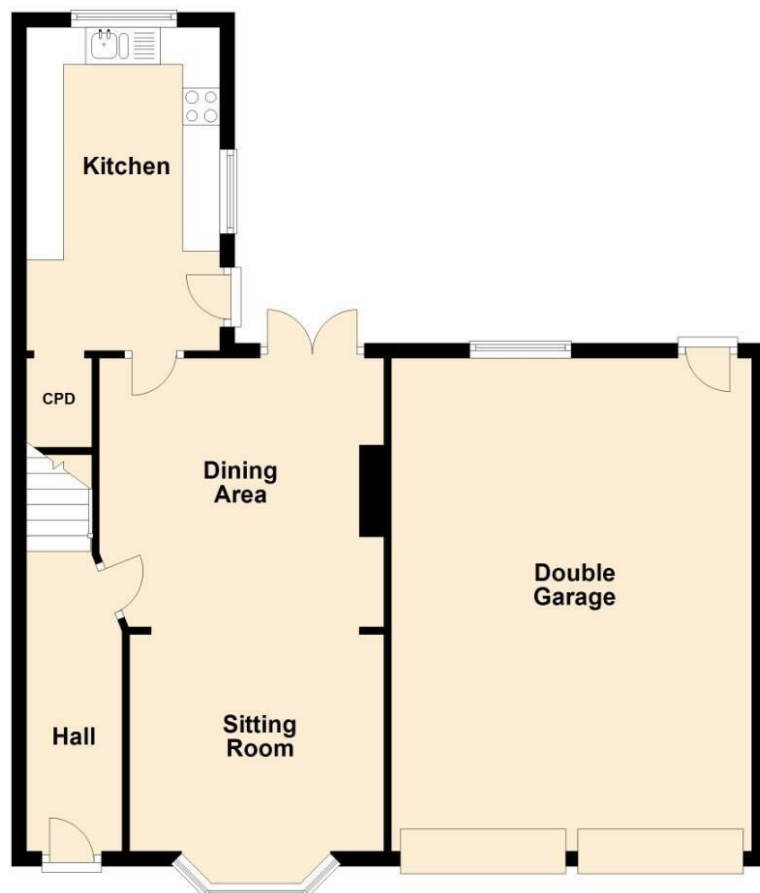




## Floorplan

### Ground Floor

Approx. 76.5 sq. metres (823.3 sq. feet)



### First Floor

Approx. 43.0 sq. metres (463.0 sq. feet)



Total area: approx. 119.5 sq. metres (1286.3 sq. feet)

## General Information

### Tenure

Freehold

### Fixtures & Fittings

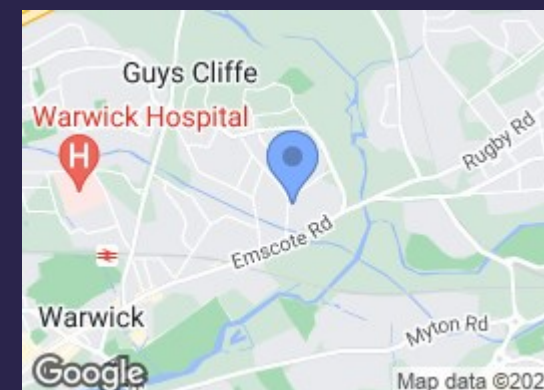
Specifically excluded unless mentioned in these sales particulars.

### 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



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Contact us

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## Visit us

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