



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:-

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



OUTSIDE

FRONT

A driveway with parking for two cars, a foregarden and access to the side access to the garden space and also to the:-

DOUBLE GARAGE

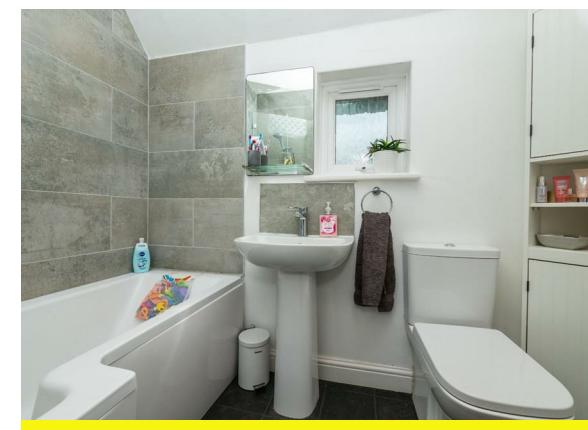
REAR GARDEN

To the rear there are two separate sections; the first is a large paved patio with ample space for seating and entertaining. The second is a large lawned garden with further seating and side access. The space on offer is surprising and must be viewed to appreciate in full.

DIRECTIONS

Postcode for sat-nav - CV34 5NL

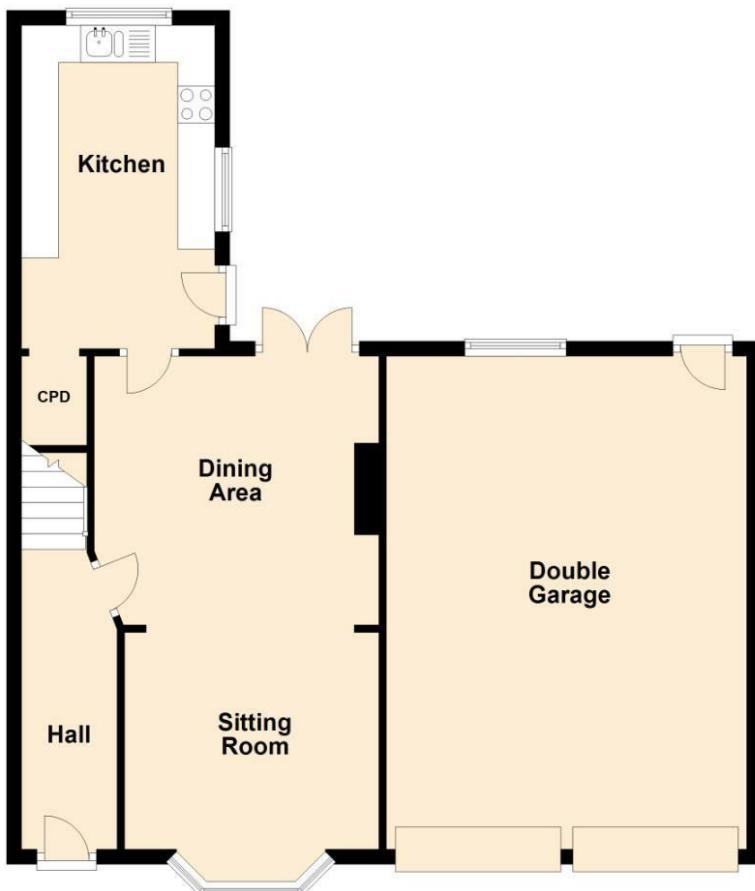




Floorplan

Ground Floor

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



First Floor

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



General Information

Tenure

Freehold

Fixtures & Fittings

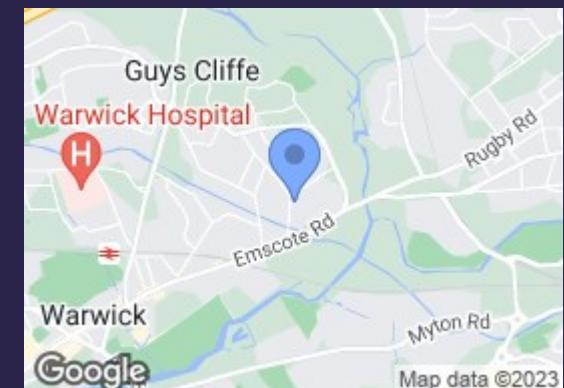
Specifically excluded unless mentioned in these sales particulars.

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		85
(81-91) B		
(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	

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