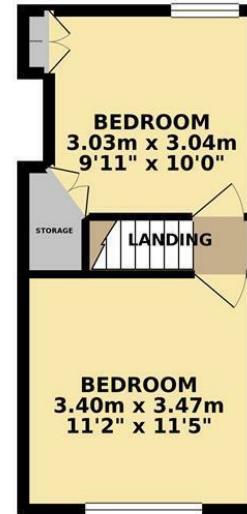


GROUND FLOOR 34.59 sq. m.
(372.34 sq. ft.)



1ST FLOOR 24.50 sq. m.
(263.74 sq. ft.)



45 Pickard Street, Warwick
Offers Over £250,000

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TOTAL FLOOR AREA : 59.09 sq. m. (636.08 sq. ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. These dimensions should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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An exceptional two bed terraced property, walking distance from Warwick Town Centre and Warwick Train Station. The property benefits from a stylish kitchen, shower room and from being decorated throughout. The property is also only seconds walk from St Nicholas Park and is in the Outstanding Coten End Primary School catchment.

The bus stop to Leamington Spa is at the top of the road (30 meters) which comes every 10 minutes and takes 10 minutes to travel into either Warwick or Leamington Spa.

There are various amenities on the Emscote Road including Aldi, Tesco, restaurants and pubs all within an easy walk plus the newly renovated Leisure Centre only a few hundred meters from the property.

