








# STATION AVENUE, WARWICK

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FOR SALE











A beautifully presented and thoughtfully improved 1930s semi-detached home, ideally situated in the heart of Warwick, combining charming period character with comfortable modern living. Retaining a wealth of original features, the accommodation comprises an entrance hall, a welcoming lounge with bay window, a kitchen diner, three bedrooms, two of which are generous doubles, and a family bathroom. Outside, the property enjoys an attractive, secluded rear garden, together with driveway parking for two vehicles to the front. Station Avenue is ideally positioned within easy reach of Warwick's historic town centre and a range of local amenities, including Coten End Primary School, Warwick railway station and Warwick Hospital.

## Entrance Hall

The entrance hallway features tiled flooring, a ceiling light point and a central heating radiator, with double-glazed windows providing natural light. Doors lead to the living room and kitchen diner, with stairs rising to the first floor.

## Living Room

A beautifully presented, bright and spacious yet cosy living room, featuring fitted carpeting and an attractive double-glazed bay window to the front aspect. The room retains plenty of character, with picture rails and a feature fireplace with an ornate surround and marble hearth. Built-in storage cupboards and shelving provide practical storage, while a central heating radiator and ceiling light point complete the accommodation.

## Kitchen/Diner

The spacious kitchen diner features continued tiled flooring and a range of fitted base and wall-mounted cupboards and drawers, complemented by work surfaces and under-cabinet lighting. Integrated appliances include a dishwasher, washing machine and fridge freezer, alongside a stainless steel double sink with mixer tap and a four-ring gas hob with oven and grill beneath. An extractor fan and ceiling light point complete the kitchen area. The dining space comfortably accommodates a six-seater table and benefits from a central heating radiator. A useful under-stairs pantry/utility cupboard provides additional storage and shelving, with space for a tumble dryer. Double-glazed doors open directly onto the rear garden, creating a convenient connection between the indoor and outdoor spaces.

## Stairs & Landing

A carpeted staircase and landing with a painted wooden handrail and balustrade, ceiling light point and an obscured double-glazed window providing natural light. The landing benefits from generous storage cupboards and loft access, with doors leading to the bedrooms and family bathroom.

## Bedroom One

A well-proportioned bedroom featuring fitted carpeting, an attractive feature fireplace with surround and a double-glazed window to the front elevation, enjoying distant views of the turrets of Warwick Castle. The room also benefits from a central heating radiator, ceiling light point and ample space for wardrobes, a chest of drawers and bedside tables.

## Bedroom Two

A well-proportioned double bedroom featuring fitted carpeting, a ceiling light point and central heating radiator. The room offers ample space for bedroom furniture and benefits from double-glazed windows overlooking the rear elevation.

## Bedroom Three

A versatile single bedroom, ideal for use as a child's bedroom, nursery or home office. The room features fitted carpeting, a ceiling light point, central heating radiator and a double-glazed window overlooking the rear elevation.

## Family Bathroom

The family bathroom is partly tiled and fitted with an L-shaped bath with shower over, a ceramic hand basin with pedestal and mixer tap, and a low-level flush WC. Additional features include a large wall-mounted heated towel radiator, a useful wall-mounted storage cupboard and attractive tile-effect vinyl flooring. Double-glazed windows to the front and side elevations provide natural light.

## Rear Garden

The attractive rear garden offers a lovely space for relaxing and entertaining, featuring a central lawn bordered by established planting and mature trees that provide a pleasant sense of privacy. A slate chipping patio runs along the rear of the property, creating an ideal seating and dining area, with double doors opening directly from the house. The garden is enclosed by timber fencing and benefits from a useful garden shed, gated side access and a variety of planted borders, creating a charming and practical outdoor space for everyday enjoyment.

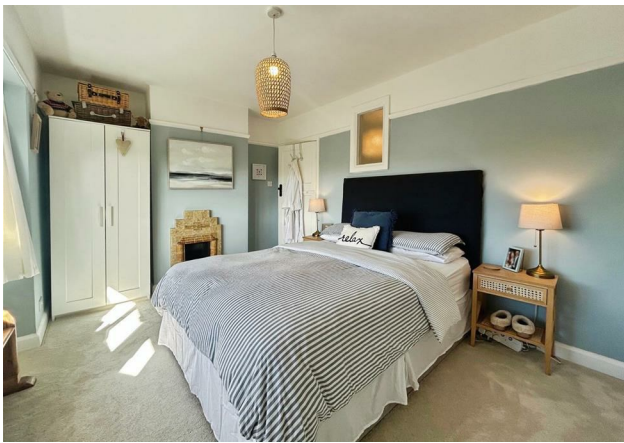
## Front & Parking

The property enjoys an attractive frontage, featuring a traditional red-brick façade complemented by a neatly maintained front garden with established shrubs and planting. A brick-paved pathway provides access to the entrance, with raised brick retaining walls and well-stocked borders adding character and kerb appeal. The property also benefits from private parking for two vehicles and gated side access, offering convenient access to the rear garden.

## Location

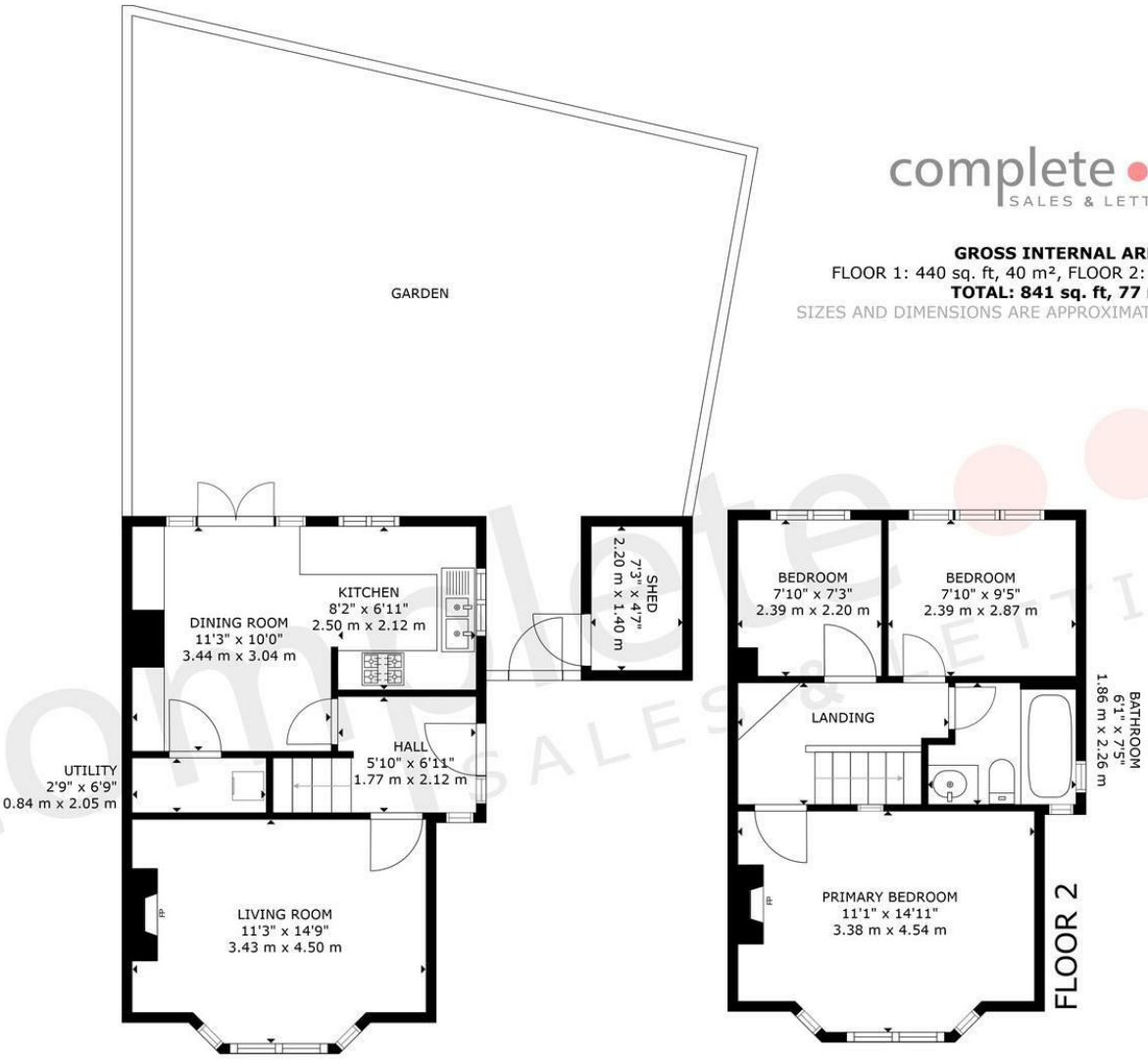
Situated in the historic county town of Warwick, Station Road enjoys a convenient location within easy reach of the town centre, with its excellent range of shops, cafés, restaurants and traditional pubs. Warwick's rich heritage, including the magnificent Warwick Castle and picturesque historic streets, adds to the area's appeal. Warwick railway station is nearby, providing convenient rail connections, while the M40 motorway offers excellent links for commuters travelling further afield. The neighbouring town of Royal Leamington Spa is also easily accessible, making this an appealing location for those seeking a blend of historic charm, everyday convenience and excellent transport links.



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**GROSS INTERNAL AREA**
FLOOR 1: 440 sq. ft, 40 m², FLOOR 2: 401 sq. ft, 37 m²
**TOTAL: 841 sq. ft, 77 m²**
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





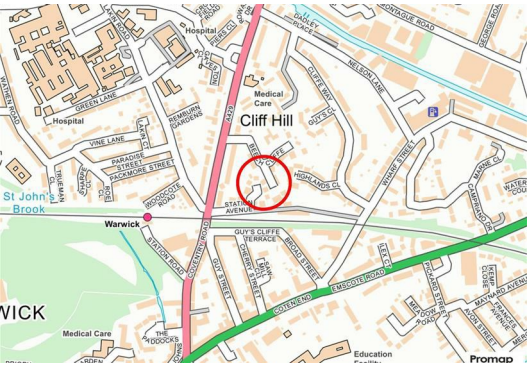


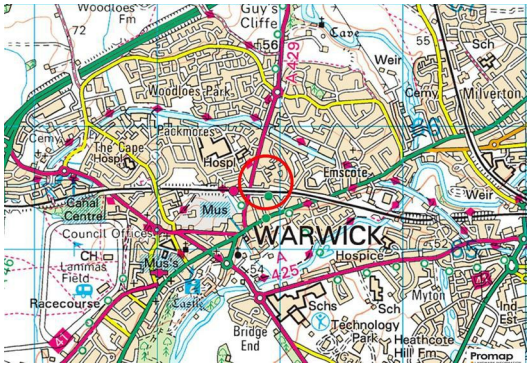







- Semi Detached Family Home
- Open Plan Kitchen Diner
- Private Rear Garden
- Elevated Position
- Driveway Parking For Two Vehicles
- Three Bedrooms
- Walking Distance To Town & Warwick Castle
- Family Bathroom
- 0.3 Miles To Warwick Train Station
- First Time Buyer Opportunity



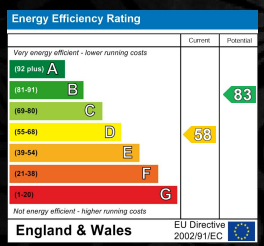







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Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723




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