



85 Greville Road

Warwick **CV34 5PJ**

Guide Price £365,000

85 Greville Road

A beautifully presented and much improved semi-detached family home situated between both Royal Leamington Spa and Warwick. This family home would be ideal for first time buyers or for a small family.

In brief the property comprises of an entrance hallway, lounge to the front elevation, separate dining room, extended kitchen / breakfast room and a ground floor cloakroom. To the first floor there are three bedrooms, family bathroom and loft access. Externally there is a great sized rear garden, front garden and on-street parking.

We feel the property should be viewed in person to appreciate the size and finish by the current owners.

LOCATION

Ideally positioned in the sought-after Spinney Hill area, the property is within walking distance of both Warwick town centre (approx. 1.5 miles) and Leamington Spa (approx. 2 miles). There are excellent local amenities nearby along Emscote Road, including shops, cafes and everyday conveniences. The area is well-served by regular bus routes and offers easy access to Warwick and Leamington train stations, making it ideal for commuters. Well-regarded schools including Emscote Infants and All Saints are within catchment, making this a great choice for families.

ENTRANCE HALL

A light and airy entrance hallway which has tiled flooring, a radiator, stairs rising to the first floor with storage below and doors leading off to adjacent rooms.

LIVING ROOM

3.69m x 3.51m (12'1" x 11'6")

A great sized living room to the front elevation which has a radiator, space for furniture, a double glazed window to the front elevation and sliding doors leading off to the;

FAMILY ROOM / DINING ROOM

3.64m x 3.16m (11'11" x 10'4")

Having a feature fireplace, space for dining room furniture, radiator and access to the;

EXTENDED KITCHEN / BREAKFAST ROOM

5.64m x 4.89m (18'6" x 16'0")

A beautifully presented kitchen which in brief comprises of ample storage units, space for a washing machine and separate dryer, worktop surfaces, cupboards, a built-in fridge / freezer, sink unit and a dishwasher. Also having space for a free-standing cooker with a built-in extractor fan above, radiator, two Velux windows, a double glazed window to the rear and French doors leading out to the rear garden.

CLOAKROOM

1.86m x 0.66m (6'1" x 2'1")

Having a low level W/C, sink unit, double glazed frosted window to the side elevation, heated towel rail and an extractor fan.

FIRST FLOOR LANDING

Having a double glazed window to the side elevation, doors leading off to adjacent rooms and having loft access. We have been informed by the vendors that the loft has a pull down ladder and is part boarded.

BEDROOM ONE

4.36m x 3.13m (14'3" x 10'3")

Having built-in wardrobes, radiator, double glazed windows to the front elevation and space for bedroom furniture.

Features

Traditional Extended Semi-Detached Family Home

Gas Fired Central Heating

Modern Family Bathroom

Stunning Kitchen Area

Situated Between Both Warwick and Leamington town centres

Generous Living Room

Separate Dining Room

Three First Floor Bedrooms

Beautiful Rear Garden





Floorplan

Internal Living Area 707 sq ft / 65.67m2



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General Information

Tenure
Freehold

Fixtures & Fittings

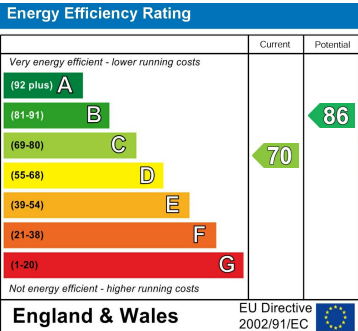
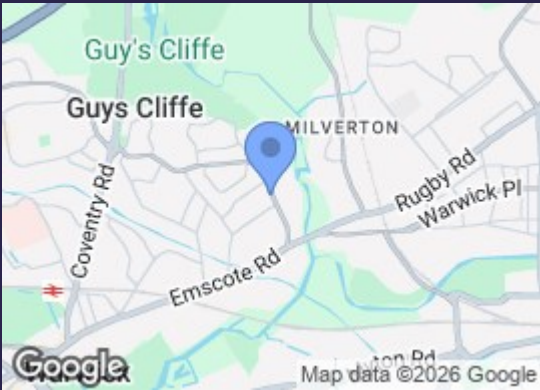
Services

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.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band C - Warwick District Council



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