



Guys Cliffe Terrace, Warwick, CV34
Offers Over £475,000

Winkworth

for every step...







About the Property

Winkworth Leamington Spa is delighted to present this stunning 3-bedroom, mid-terrace Victorian family home, situated on a quiet road in the heart of Warwick, just a short distance from the historic town centre (0.5 miles).

Having been thoughtfully renovated by the current owners, this charming property offers a perfect blend of modern living and period features, with accommodation spanning three floors and extending to approximately 1304 sq ft.

Material Information:

Council Tax: Band C

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available (Checked on Ofcom Mar 25)

Mobile Coverage: Likely Coverage (Checked on Ofcom Mar 25)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold





The Finer Details

Guys Cliffe Terrace is a beautifully maintained family home, nestled on a quiet, sought-after road in the heart of Warwick. Offering approximately 1304 sq ft of flexible, modern living space spread across three floors, this property combines contemporary comfort with period charm.

Upon entering Guys Cliffe Terrace, visitors are welcomed into a spacious hallway that leads to the ground floor rooms and stairs to the upper levels. The generous sitting room, located at the front of the house, features a large bay window that not only enhances the room's character but also allows natural light to flood the space.

At the rear of the property is a large kitchen/diner, thoughtfully renovated by the current owners to create a bright and inviting area for both family living and entertaining. The dining area, adjacent to the kitchen, boasts a spacious breakfast bar and additional storage cupboards. The kitchen itself is sleek and modern, with integrated appliances, including a gas hob, dishwasher, and fridge/freezer. French doors open onto the terrace and rear garden, offering seamless indoor-outdoor living. There is access to a good-sized cellar from the kitchen.

The first-floor landing provides access to two bedrooms and the family bathroom. The principal guest bedroom, situated at the front of the house, enjoys double sash windows with pleasant views over Guys Cliffe Terrace and large built-in wardrobes. The second bedroom, though slightly smaller, features traditional wooden half-panelling and overlooks the rear garden. The family bathroom is equipped with a bath and shower.

The entire second floor is dedicated to the master bedroom, which is generously sized and benefits from built-in cupboards and Velux windows that bring in an abundance of natural light. The en-suite bathroom, adjacent to the bedroom, features a shower and also houses the washing machine and tumble dryer.

Externally, the property boasts a fully enclosed rear garden and patio area, with a gate leading to a rear alleyway, accessible via the French doors in the kitchen. On-street parking is available on Guys Cliffe Terrace.















About the Area

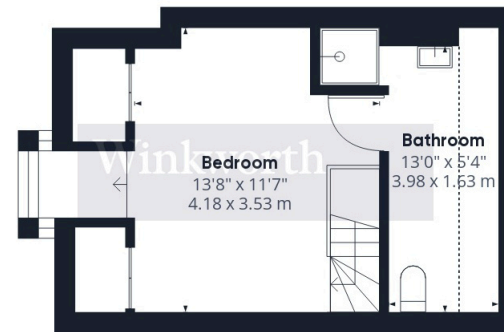
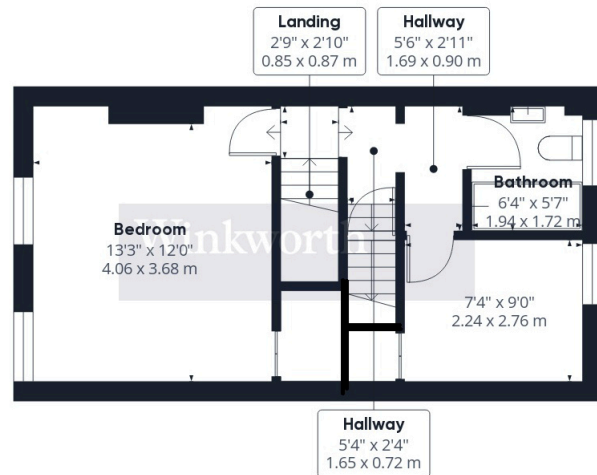
Guys Cliffe Terrace enjoys an ideal location with easy access to Warwick's historic landmarks, shops, and dining options. Just a short stroll away, you can explore the impressive Warwick Castle (0.7 miles), a must-visit for history enthusiasts. St. Nicholas' Park, located just 0.7 miles from the property, offers a popular sports centre featuring a climbing wall and gym.

For families with young children, Emscote Infant School (0.7 miles) and Coten End Pre-School (0.2 miles) are within walking distance, providing excellent primary education. Secondary schools in the area include Warwick School (0.9 miles), Kings High School (0.9 mile), and Myton School (1 mile), all offering a broad range of academic and extracurricular opportunities.

Transportation is very convenient, with Warwick Train Station (0.2 miles) and Leamington Spa Station (2.1 miles) just a short distance away, providing direct services to Birmingham (30 minutes) and London Marylebone (1 hour 30 minutes). For those commuting by car, the A46 and M40 motorways are easily reachable via several junctions.



Guys Cliffe Terrace, Warwick CV34



Approximate total area⁽¹⁾

1303.85 ft²

121.13 m²

Reduced headroom

34.14 ft²

3.17 m²

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.





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