



Wathen Road, Warwick  
Offers Over £250,000

**Winkworth**

for every step...





## About the Property

Set on a quiet road in the heart of Warwick and within easy reach of Warwick Hospital (0.3 miles) and Station (0.6 miles), Wathen Road is a 2 bedroom terraced house which has been tastefully updated by the current owner to offer contemporary living accommodation extending to approximately 690 sq ft.

Council Tax: Band B

Local Authority: Warwick District Council Broadband: Ultra-fast Broadband Available (Checked on Ofcom Nov 24)

Mobile Coverage: Likely/Limited Coverage (Checked on Ofcom Oct 24)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold



## The Finer Details...

Upon arriving at Wathen Road, a small entrance hall leads you into the downstairs living accommodation and the sitting room with large, front aspect windows which flood the room with natural light and a gas effect fire that ensures an intimate and cosy atmosphere. There is a large under stairs cupboard providing plentiful storage.

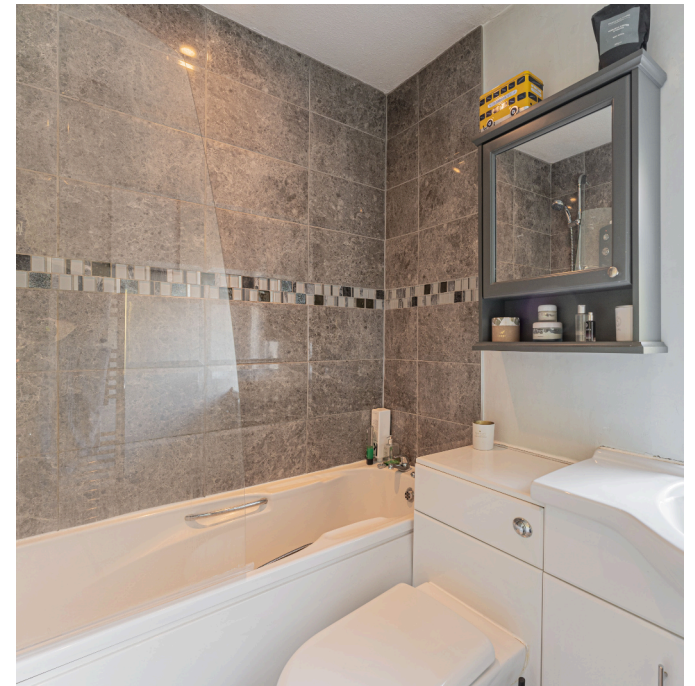
The kitchen has been beautifully modernised by the current owner and is situated to the rear of the house with windows and back door that overlooks the mature rear garden and decking. The kitchen has a range of built in appliances, fridge/freezer and induction hobs, as well as space for a table and two chairs.

The two bedrooms are both situated on the first floor and are generous double bedrooms, with the master bedroom housing twin built in cupboards and additional storage over the stairs. The second bedroom is partially used as an office by the current owner and has windows overlooking the garden to the rear. Additional storage is accessible in the attic.

Externally, there is a generous, mature rear garden with a terrace leading onto a turfed area and decking to the rear of the garden, the perfect spot to enjoy the evening sun. The garden is bordered by mature trees and flowers and is a true gardener's delight. There is access to the side of the terrace to a private alleyway via a gate and is shared with the property next door. The front of the property has off street parking for two cars on a private driveway.









## About this Area

Wathen Road is conveniently situated a short distance from the bustling centre of Warwick (0.8 miles), with its array of shops, restaurants and bars, while the historic Warwick Castle (0.8 miles) Warwick Hospital (0.3 miles) and Priory Park (0.3 miles) are all within walking distance.

Warwick has a good selection of state and private, primary and secondary schools with St Mary Immaculate Primary School (0.1 miles) and Little Angels (0.1 miles) both located on Wathen Road. Warwick School (1.2 miles), Emscote School (0.8 miles) and Coten End Primary School (0.6 miles) are also nearby.

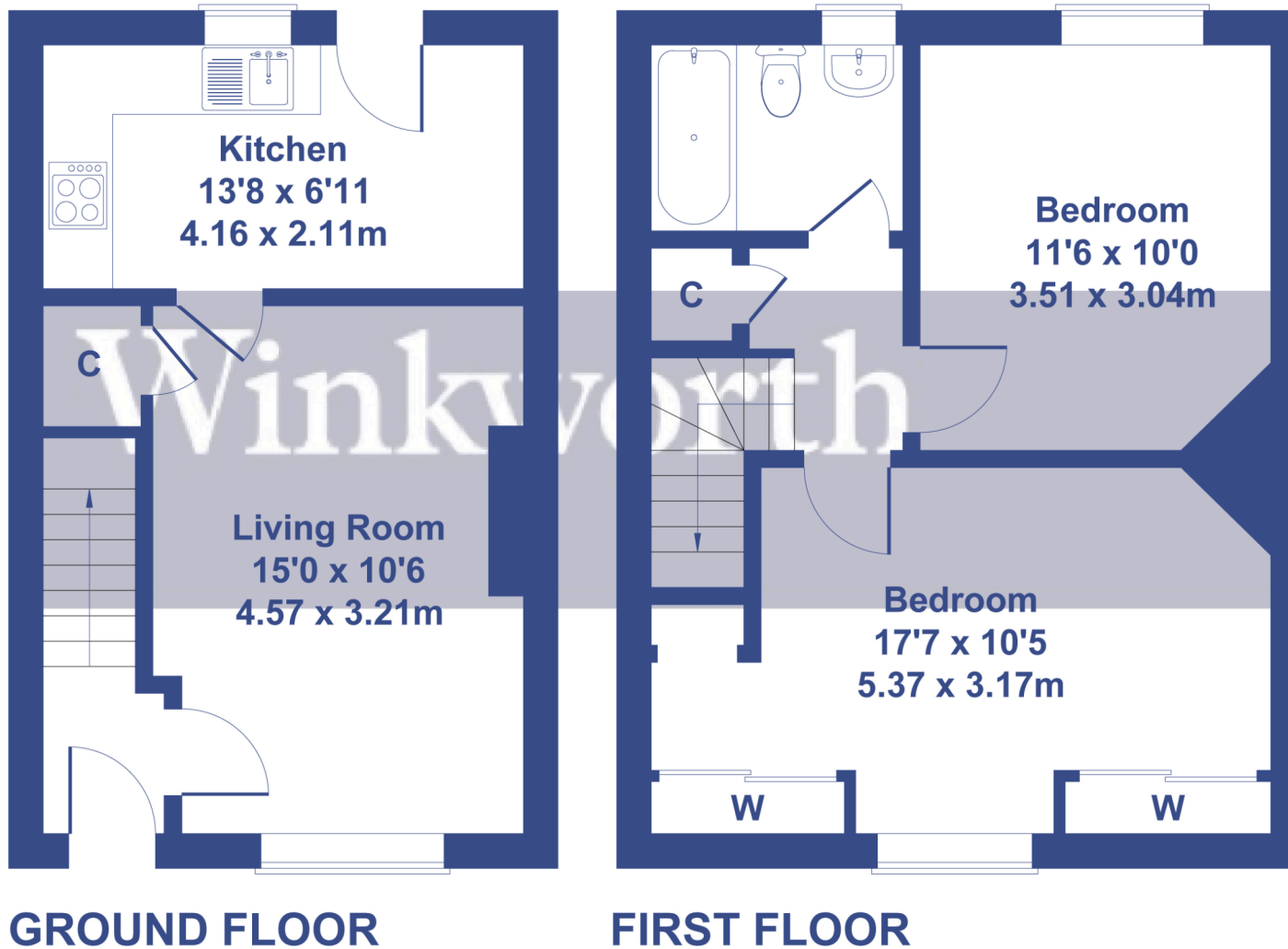
Warwick Train Station runs a direct service to London Marylebone (1 hour 29 minutes) and Birmingham New Street (39 minutes), while multiple junctions of the M40 provide easy road access to London and the wider West Midlands through the motorway network.





# 18 Wathen Road

Approximate Gross Internal Area  
700 sq ft - 65 sq m



Not to Scale. Produced by The Plan Portal 2024  
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