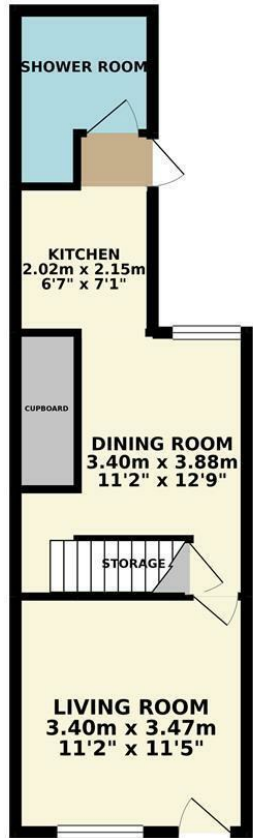
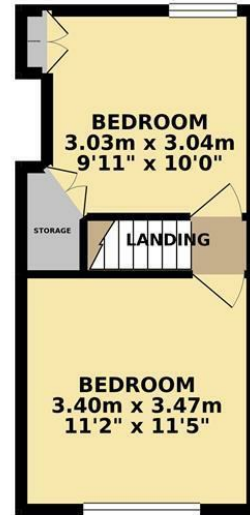


GROUND FLOOR 34.59 sq. m.
(372.34 sq. ft.)



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



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. This plan is for illustrative purposes only and should 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.
Made with Metropix (2021)

45 Pickard Street, Warwick
Offers Over £230,000

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A beautifully presented two-bedroom terraced property within walking distance of Warwick town centre and Warwick train station. The home features a stylish kitchen, modern shower room and has been tastefully decorated throughout.

The property is also only seconds walk from St Nicholas Park and is located within the Outstanding Coten End Primary School catchment.

Residents' permit parking is available directly outside the property, with additional parking spaces in the residents' car park at the end of the street, providing convenient options for both residents and visitors.

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.

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