



Vine Lane, Warwick  
CV34 5BE

In Excess of £300,000



A beautiful two-bedroom Victorian mid-terrace home with excellent kerb appeal, offering the significant advantage of a private driveway, rarely found with properties of this style so close to the town centre. Ideally situated in a popular residential area within easy reach of local amenities, Warwick Hospital, Warwick Railway Station and Warwick town centre. Available with no onward chain for added convenience and peace of mind!

This delightful home would suit a wide range of buyers, including professionals – particularly those working at Warwick Hospital, commuters requiring excellent transport links, first-time buyers, young families, investors, or those seeking a charming pied-à-terre. Tucked away in a quiet backwater, the property enjoys a peaceful setting whilst remaining close to everything the town has to offer.

The current owners have clearly taken great care of the property, which is beautifully maintained and ready to move straight into, whilst still retaining plenty of its original period charm.

Approached via a driveway, the entrance door opens into a welcoming hallway with stairs rising ahead. To the front of the property is the inviting lounge, where your eye is immediately drawn to the beautiful, ornate period fireplace, creating a charming focal point. The room also benefits from a large, double-glazed sash window, allowing natural light to flood in and creating a bright and airy space; perfect for relaxing in both the day and evening.

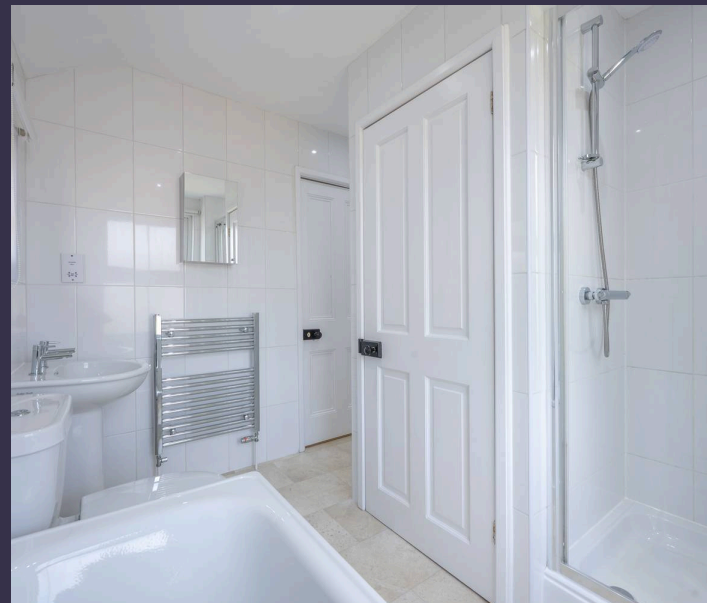




Further along the hallway is the dining room, offering ample space for a dining table and additional furniture, with flexibility for those working from home. This is an ideal setting for informal family meals or entertaining guests. Original built-in cupboards within the chimney breast alcoves provide useful storage. A door from here leads down to a one-chamber cellar, complete with power and lighting, offering further practical space.

Carrying on through from the dining room into the kitchen, located at the rear of the property. The kitchen is fitted with a range of cupboards and complementary work surfaces, there is space for white goods, and a door provides direct access to the rear garden.

Upstairs, the master bedroom is positioned to the front and is generously proportioned, enjoying the same bright and airy feel as the lounge, with a similar style window. There is ample space for a large bed and additional bedroom furniture. The second bedroom is a well-sized room that can accommodate a double bed and benefits from a pleasant outlook over the rear garden. The bathroom is fitted with a modern, four-piece, white suite including a bath, separate shower cubicle with mains shower, WC and wash hand basin.



Outside, the rear garden offers a blank canvas, mainly laid to lawn with a patio area, providing excellent potential for those with green fingers whilst remaining manageable for those seeking low maintenance. There is also an outside gardener's W/C and a side gate giving access to the passageway leading to the front of the terrace.



To the front, the property benefits from a lawned fore garden and a driveway providing off-road parking for multiple vehicles.

Whether you are taking your first step onto the property ladder, looking to downsize within the town, or seeking a sound investment opportunity, this charming home presents a fantastic opportunity.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Charming Victorian Home Rich in Character and Period Features
- Two Comfortable Double Bedrooms
- Versatile Reception Rooms Ideal for Entertaining or Home Working & Cellar
- Front & Rear Gardens with Excellent Potential & Outside W/C
- Rare Driveway for Multiple Vehicles
- Beautifully Maintained and Ready to Move into
- Peacefully Tucked Away yet Moments from Warwick Town Centre
- Excellent Access to Warwick Railway Station for Commuting
- Available with No Onward Chain for Added Convenience
- A Perfect Blend of Character, Convenience and Lifestyle

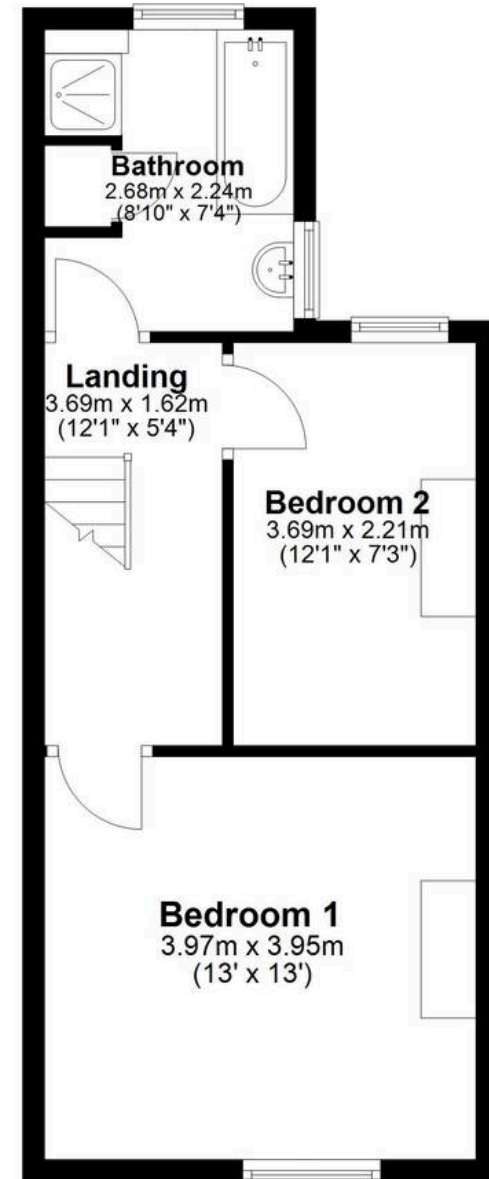
## Ground Floor

Approx. 36.4 sq. metres (392.3 sq. feet)



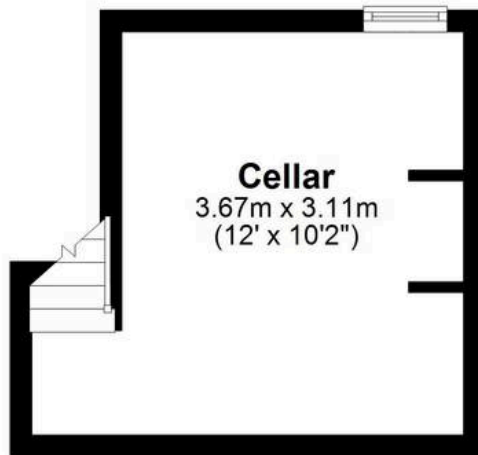
## First Floor

Approx. 36.8 sq. metres (396.2 sq. feet)



## Basement

Approx. 12.5 sq. metres (135.0 sq. feet)



Total area: approx. 85.8 sq. metres (923.5 sq. feet)



## Natalie Christopher Estate Agents

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