



3 Bed
Semi-detached house
located in

33 Green Lane
Warwick
CV34 5BP


MARGETTS
ESTABLISHED 1806

Price Guide £295,000

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Recessed porch and front door opens into the

RECEPTION HALL

with double glazed window, radiator and door to under stairs storage cupboard.

DOWNSTAIRS CLOAKROOM

with low level WC, wash hand basin and obscured double glazed window.

LOUNGE - FRONT

13'6" into bay x 11'2"

with radiator, coved ceiling and double glazed bay window to the front, fireplace with hearth and mantel over and shelves fitted to one side.

DINING ROOM - REAR

11'11" x 11'1" max

with fire setting, coved ceiling, central heating radiator and double glazed French door with matching side windows opening onto the patio.

EXTENDED KITCHEN

15'4" x 6'7"

with two long runs of roll edge work surfaces, incorporating a one and a quarter bowl sink with drainer and mixer tap. Recess for cooker, base units and eyelevel cupboards, and tiled splashback areas. Space for washing machine, double glazed window to the side, cooker hood and double glazed door with windows to the rear garden.

Staircase from the reception hall leads to the first floor landing with double glazed window to the side. Access to the roof space.

BEDROOM ONE - FRONT

12'0" x 11'2"

with double glazed window and radiator.

BEDROOM TWO - REAR

12'0" x 11'1"

with radiator and double glazed window.

BEDROOM THREE - FRONT

8'1" max x 7'0"

with double glazed window and radiator.

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An exciting opportunity to acquire a mature three bedroom, semi-detached family home, located towards the end of a private unadopted road with good size gardens, double glazing and gas central heating. Viewing recommended.



BATHROOM

has a white suite with panel bath, mixer tap, and handheld shower attachment, wash hand basin, and low-level WC, radiator, heated towel rail, and door opening to airing cupboard with a wall mounted Worcester gas fired, central heating boiler.

OUTSIDE

To the front

of the property, there is a lawned fore garden set behind a hedge row with path to the front of the property.

THE REAR GARDEN

enjoys a good degree of privacy and has a shaped lawn with border stocked with shrubs, plants and trees. Patio area adjoining the property.





GENERAL NOTES

We believe the property to be freehold.

We believe all mains services are connected.

Council Tax Band is C.

Local Authority is Warwick District Council.

Buyers, please note Green Lane is unadopted by the Local Authority and is therefore a private road. The maintenance of which is the responsibility of the residents of Green Lane.



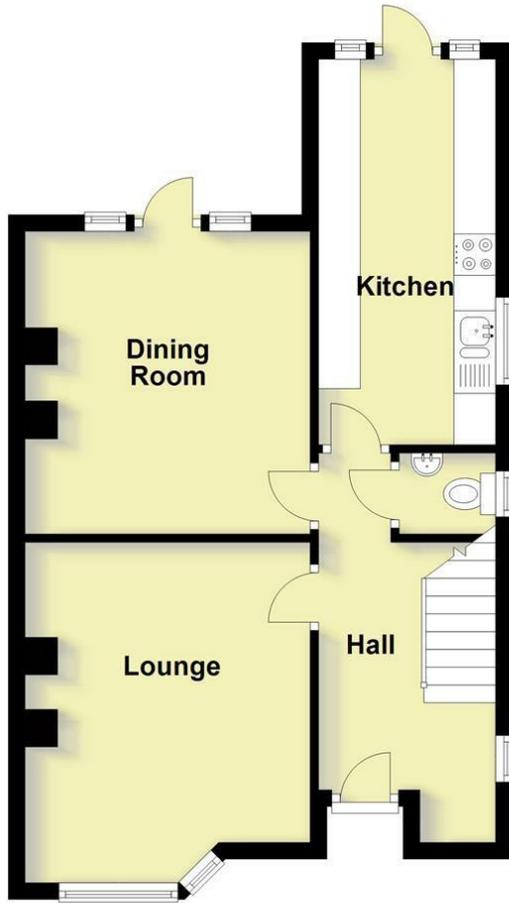


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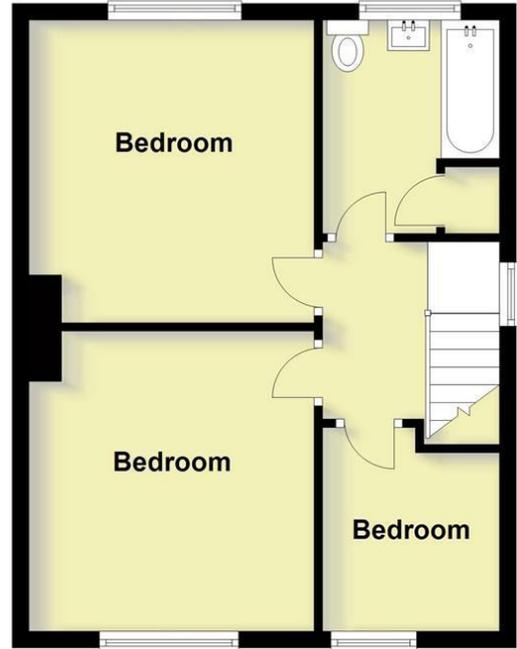
Ground Floor

Approx. 46.3 sq. metres (498.3 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.9 sq. feet)



Total area: approx. 88.0 sq. metres (947.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

CONTACT

12 High Street
Warwick
Warwickshire
CV34 4AP

E: sales@margetts.co.uk

T: 01926 496262

www.margetts.co.uk

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