



**3 Bed  
House - Mid Terrace  
located at Warwick**

39 Charter Approach  
Warwick  
Warwick  
CV34 6AE

  
**MARGETTS**  
ESTABLISHED 1806

**Offers Over £350,000**

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VERY SENSIBLE PRICE - Offered with no upward chain too! This well presented and extremely attractive three storey townhouse is located a short walk from the heart of Warwick town centre and offers a garage and in addition a car parking space. The property is sensibly priced and viewing is highly recommended.

Front door opens into the

#### RECEPTION HALL

with coved ceiling and radiator.

#### LOUNGE

13'7" max into bay reducing to 11'11" x 9'8"

with double glazed windows, TV aerial point, electric fire setting with hearth, coved ceiling, telephone points, and double panel radiator.

#### L SHAPED DINING KITCHEN

12'11" x 8'5" and 8'11" x 7'1"

with tiled floor and double panel radiator, door opening to a large under stairs storage cupboard, coved ceiling, and a comprehensive range of base units with work surfacing and single drainer sink with mixer tap, together with four ring electric induction hob. Range of eyelevel wall cupboards with under unit lighting and cooker hood. The kitchen incorporates an AEG double oven and grill, integrated washing machine, and integrated slimline dishwasher.

Staircase from the entrance hall proceeds to the first floor landing with coved ceiling and radiator.

#### BEDROOM TWO (FRONT)

13'0" max inc. wardrobes x 9'4"

with double glazed windows to the front of the property, radiator, TV point, and the dimensions include a double door fitted wardrobe with hanging rail and shelf.

#### BEDROOM THREE (REAR)

8'5" x 6'3" excl deep door recess

with laminate flooring, radiator, double glazed window and coved ceiling.



#### **BATHROOM**

has a white suite with panel bath, having mixer tap and handheld tap secured attachment, together with wash hand basin, low-level WC, shaver point, extractor fan, and single panel radiator.

Staircase from the first floor landing proceeds to the second floor landing.

#### **MASTER BEDROOM SUITE**

##### **BEDROOM ONE**

13'1" x 12'0" partly under eaves with double panel, radiator, Velux double glazed roof light, double glazed dormer window, coved ceiling. TV point and telephone point.





### **DRESSING AREA**

8'6" max x 6'3" inc. wardrobe with double glazed window, work surfacing useful as a desk, this area is also designed to be an integrated kitchenette with under counter fridge freezer and storage cupboard. The measurements include a double door, fitted wardrobe with hanging rail and shelf.

### **AIRING CUPBOARD**

with shelf and Worcester gas central heating boiler.

### **ENSUITE SHOWER ROOM**

with tiled shower cubicle, low-level WC, wash hand basin, large tiled areas, extractor fan, and obscured double glazed window.



### **OUTSIDE**

#### **TO THE REAR OF THE PROPERTY**

there is an easy to maintain enclosed garden with elevated deck, and the rest of the garden is mainly laid to chippings with a small area of astroturf.

Timber gate gives access to the rear

#### **SINGLE GARAGE ON BLOCK**

labelled number 39 with up and over door and one parking space in front of the garage.



### **GENERAL INFORMATION**

We believe all mains services are connected and the property is freehold.

Viewings are strictly by prior appointment through the agents.



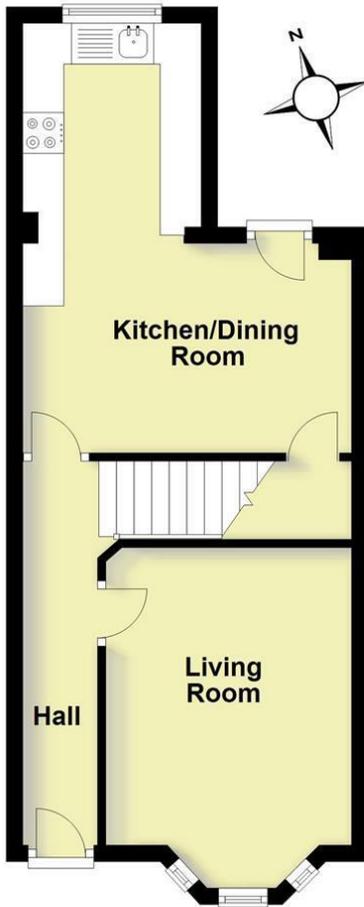


**39 Charter Approach, Warwick, Warwick, CV34 6AE**



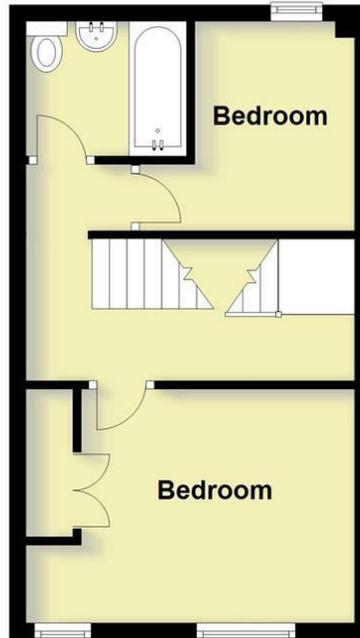
## Ground Floor

Approx. 36.1 sq. metres (388.4 sq. feet)



## First Floor

Approx. 29.5 sq. metres (317.7 sq. feet)



## Second Floor

Approx. 29.5 sq. metres (317.7 sq. feet)



Total area: approx. 95.1 sq. metres (1023.9 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	84
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

## DIRECTIONS

## CONTACT

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