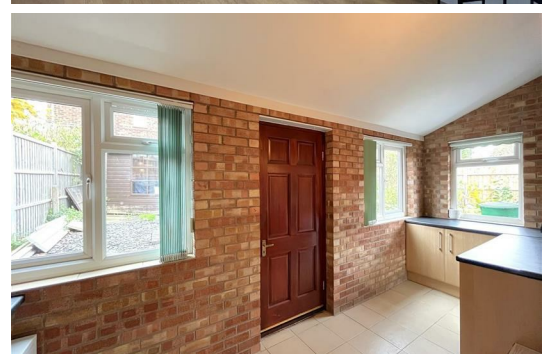
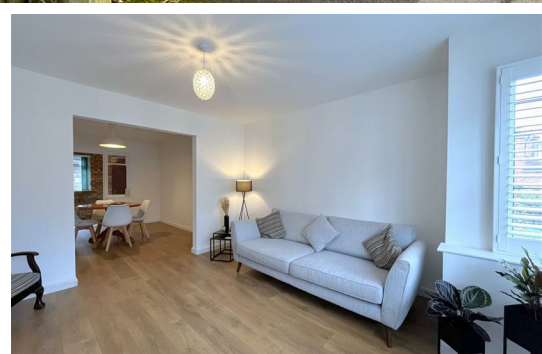




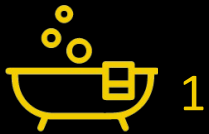
Extended, three bed, semi

11 Wharf Street
Warwick
CV34 5LA


MARGETTS
ESTABLISHED 1806

Price Guide £385,000

11 Wharf Street
Warwick
CV34 5LA



Price Guide £385,000

A beautifully presented, extended and superbly located, mature, three bedroom, semi-detached family home enjoying easy to reach, good, nearby schools, easy access to Warwick Town Centre and benefitting from close train links with direct routes to London and Birmingham. The property also boasts a large corner plot with three sided gardens and off-road parking. Very sensibly priced and no upward chain.

Recess porch with front door opening into the

RECEPTION HALL

with wood effect laminate flooring and under stairs storage cupboard, double glazed window and staircase rising to the first floor landing.

DINING ROOM

12'0" x 10'2"

with laminate flooring to match the hallway and lounge, and archway through to the

LOUNGE

13'1" into bay x 11'11" max

with wood effect laminate flooring, double glazed window to the front, fitted with shutters, and radiator.

EXTENSION/UTILITY

16'9" x 5'6"

A useful room, extension across the full width of the rear of the property with three double glazed windows and door to the rear garden, work surfacing with base units and space and plumbing for washing machine under.

KITCHEN

8'5" x 7'6"

with roll edged L shaped run of work surfacing with inset tiled flooring, gas hob, base units beneath incorporating the new electric oven, large cupboard suitable for fridge freezer, eyelevel wall cupboards, cooker hood, sink unit with mixer tap, recess under the stairs with worktop and drawer unit under and useful storage shelf above and door to the side.

FIRST FLOOR LANDING

with double glazed window to the side and access to the roof space. Off the landing there is a deep airing cupboard with flat wood shelf and Ideal gas fired central heating boiler.



BEDROOM ONE - FRONT

13'10" into bay x 11'6" inc. wardrobes with double bay window, single panel radiator, and the measurements include a comprehensive range of fitted wardrobes and chest of drawers.

BEDROOM TWO - REAR

11'11" x 11'4" inc. wardrobes with double glazed window to the rear and radiator and the measurements include a comprehensive range of fitted wardrobes.

BEDROOM THREE - FRONT

7'11" inc bulkhead x 7'0" inc bulkhead with double glazed window and radiator. (Please note the measurements include a small overhead bulkhead).

SHOWER ROOM

has a fully tiled shower cubicle, with a Triton adjustable shower over, wash hand basin, WC, radiator, double glazed window and full height tiling.





OUTSIDE

FRONT GARDEN AND PARKING

To the front of the property there is a driveway providing parking and an easy to maintain front garden mainly laid to slabs and with a perimeter border with shrubs and plants.

SIDE AND REAR GARDENS

There are gardens to both the side and rear with pebbled patio areas laid with slate chippings and perimeter borders stocked with shrubs, plants and trees.

LARGE TIMBER GARDEN SHED

LARGE SUMMER HOUSE

GENERAL INFORMATION

The property is freehold and all mains services are connected.



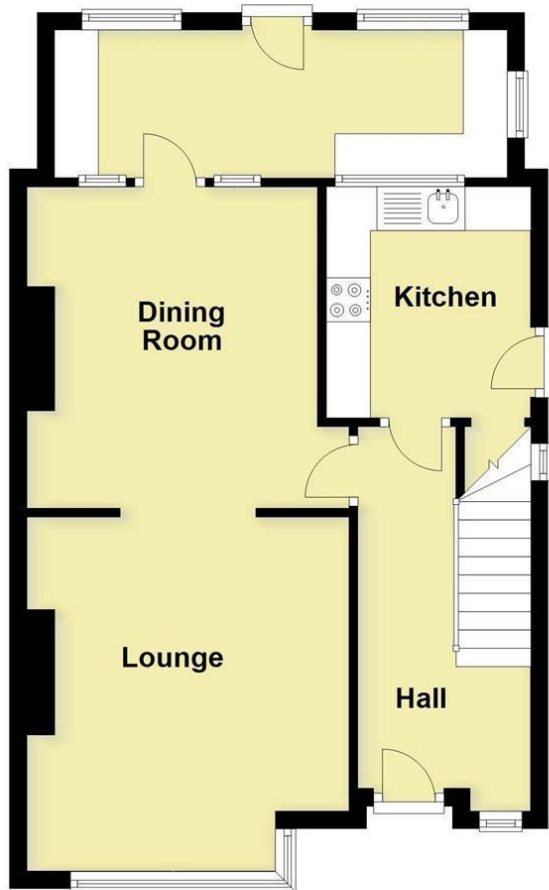


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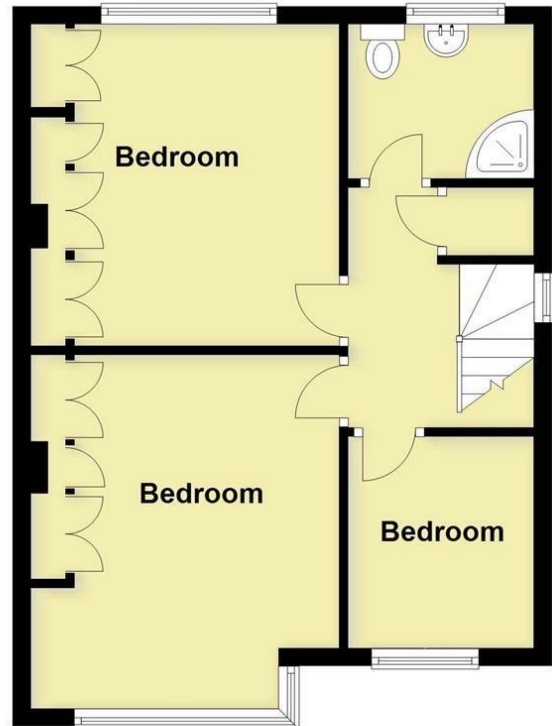
Ground Floor

Approx. 51.3 sq. metres (552.5 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.8 sq. feet)



Total area: approx. 93.9 sq. metres (1010.3 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
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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