



Extended, four bed, end terrace.

14 Rich Close
Warwick
CV34 4QH


MARGETTS
ESTABLISHED 1806

Price Guide £350,000

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Extended and spacious end house situated in a cul-de-sac between Leamington Spa and Warwick. Benefitting from a large rear garden, extended kitchen, ground floor double bedroom and garage with electric door.

ENTRANCE HALL

with tiled floor, radiator, under stairs storage and door leading to the kitchen/dining area. Stair case leading to the first floor landing.

GUEST CLOAKROOM

with wash hand basin with mixer taps, wc, tiled floor and extractor fan.

OPEN DINING ROOM

8'6" x 14'9"

with tiled floor, two double glazed windows, down lighters and door leading to Bedroom One.

KITCHEN

with tiled floor, space for cooker, double glazed window to rear, base cupboards and eye level cupboards, cooker hood, down lighters, double radiator, access to garage and bi-folding doors to garden.

LOUNGE

14'9" max x 16'4" max

Double glazed window to the front, radiator and staircase leading to the second floor landing.

BEDROOM ONE

15'5" max x 7'10" max

This double bedroom has double glazed window to the front, and radiator.

BEDROOM TWO

8'10" x 12'1"

This double bedroom has a radiator, fitted wardrobe and double glazed window to the rear.

BEDROOM THREE

14'9" x 9'2" max

This double bedroom has a double glazed window to the rear, fitted wardrobes and radiator.

BEDROOM FOUR

12'9" x 8'10"

Again this is another double bedroom with double glazed window to the front and radiator.

BATHROOM

with velux, bath with electric shower over, wc, wash hand basin with mixer tap, and fully tiled.

EXTENDED DOUBLE GARAGE

with pit allowing mechanics to easily access the underside of a vehicle for inspection, maintenance or repair, plumbing for washing machine, Vaillant boiler (5 years old), double glazed side window, powered double door and double glazed door to back garden.

WRAP AROUND GARDEN

mainly laid to lawn, concrete slabbing, sheds, mature trees and shrubs and side entrance.

GENERAL INFORMATION

The property is freehold and is connected to all mains services.







14 Rich Close, Warwick, CV34 4QH



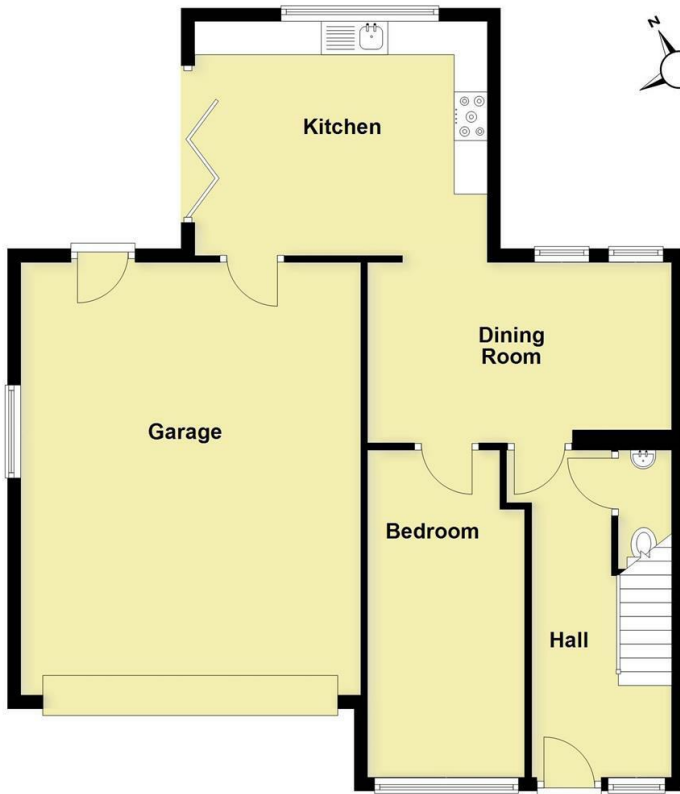
Ground Floor

Approx. 85.0 sq. metres (915.0 sq. feet)



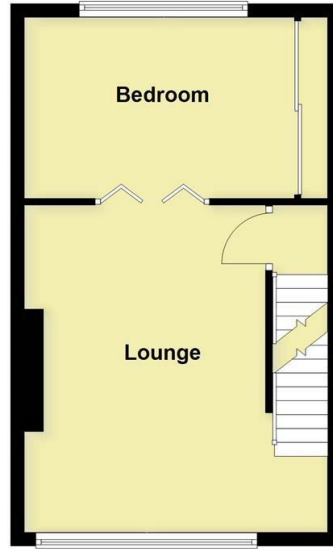
Total area: approx. 155.5 sq. metres (1674.3 sq. feet)

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



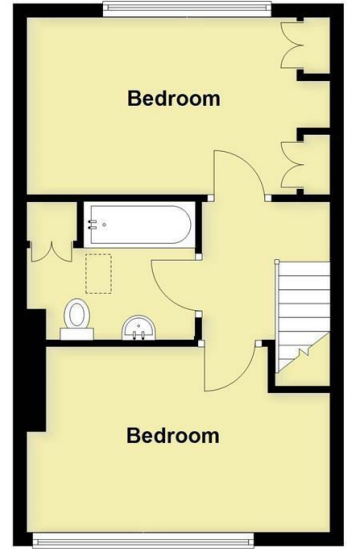
First Floor

Approx. 35.3 sq. metres (379.7 sq. feet)



Second Floor

Approx. 35.3 sq. metres (379.7 sq. feet)



Energy Efficiency Rating

| | Current | Potential |
|--|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 59 | 65 |
| (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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