







Period character 3 bed cottage

9 Castle Street
Warwick
CV34 4BP

MARGETTS
ESTABLISHED 1806

Price Guide £795,000

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Castle Street occupies an excellent central location within Warwick town centre, set along one of the town's most recognisable streets. The property is ideally placed moments from Warwick Castle, the Market Place, and a wide range of retail, professional, leisure and transport amenities.
This property offers a rare opportunity for owner-occupiers and investors alike to acquire premises in a prime Warwick location. Formerly two cottages, now joined as one, Believed to date back to 1560, extended by present owners and oozing with charm. Viewing highly recommended. NO UPWARD CHAIN.

CANOPY AND FRONT DOOR
opening into the reception vestibule with exposed ceiling timbers.

DELIGHTFUL THROUGH LOUNGE
27'7" max to bay x 13'4" max down to 10'2"
With lots of character, there are three sealed unit double glazed windows providing light and views onto the garden, wealth of exposed timbers, fire setting with hearth and surround, two radiators and french door to the rear garden.

SEPARATE DINING ROOM
15'8" max x 11'1" max
with exposed stone wall in parts, exposed timbers, fire setting and bay window to the front with double glazed inserts.

BREAKFAST ROOM
16'8" max down to 10'0" x 9'9"
with a wealth of exposed timbers, fire setting, tiled floor, single panel radiator and downlighters and large arch through to the

EXTENDED FITTED KITCHEN
15'5" max x 11'5" max down to 6'7"
with work surfacing incorporating base units and eyelevel wall cupboards above with under unit lighting, tall larder cupboard incorporating the integrated fridge and freezer, integrated dishwasher, recess suitable for cooker with cooker hood over, tiled floor, single panel radiator, exposed ceiling timbers, downlighters, and sliding bifold doors onto the patio and garden.

CLOAKROOM
has a low-level WC, wash hand basin with mixer tap, Worcester gas fire central heating boiler which also heats the hot water, extractor fan and tiled floor.







UTILITY ROOM

11'1" x 6'7"

with work surfacing incorporating a single drainer single bowl sink unit with mixer tap and base cupboards beneath, plumbing installed for a washing machine to be fitted, range of eyelevel wall cupboards, tiled floor, exposed ceiling timbers, single panel radiator, two sealed unit double glazed windows and stable door to the rear.

Staircase from the breakfast room to the single chamber cellar with tiled floor, electric light and power.

Wooden stable door opens from the back room to a staircase which proceeds to the first floor landing featuring exposed ceiling timbers, radiator and door opening to the airing cupboard with insulated hot water cylinder.

MASTER BEDROOM

BEDROOM AREA

15'8" x 11'2"

with vaulted high level ceiling, radiator, double window to the front with attractive views over the centre of Warwick and the Castle Estate, wiring for two wall lights and exposed timbers.



DRESSING AREA

12'3" x 10'9" incl wards down to 5'2"
This area is formerly believed to have been a bedroom, this L shaped area has a dressing unit, radiator, range of fitted wardrobes with hanging rails and shelves, double window, single panel radiator, exposed timbers, access to roof space, and door to

ENSUITE SHOWER ROOM

has shower cubicle with rain shower and additional shower attachment, wash hand basin with low level WC, tiled floor and heated towel rail.



BEDROOM TWO

11'7" x 8'10"
with radiator, exposed timbers, sealed unit double glazed window to the rear, and further sealed unit double window to the side.

BEDROOM THREE

13'5" x 7'1"
with radiator, exposed timbers, sealed unit double glazed window to the rear overlooking parts of the Castle Estate.

BATHROOM

has a panel bath, wash hand basin and low level WC, single panel radiator, exposed timbers and sealed unit double glazed window.



OUTSIDE

TO THE FRONT OF THE PROPERTY

access is given to a large parking area. (A copy of the title plan is held in the office for inspection if desired).

TO THE REAR OF THE PROPERTY

There is a charming enclosed garden with a lawn currently laid to Astroturf, and terraced patio areas. There are perimeter borders stocked with shrubs, plants and established trees and a small brick built garden store.



GENERAL INFORMATION

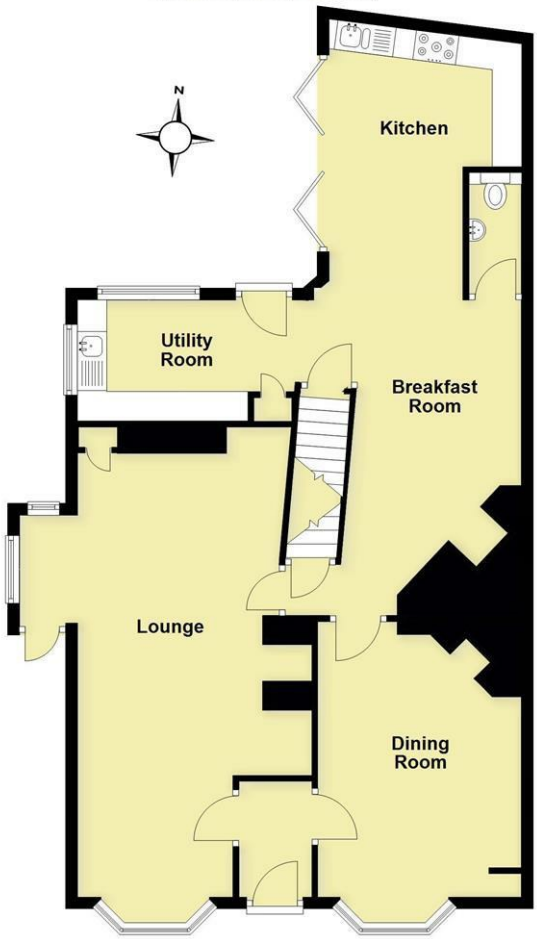
All main services are connected to the property.
Please note the property is grade 2 listed.



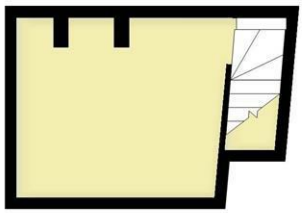
9 Castle Street, Warwick, CV34 4BP



Ground Floor
Approx. 93.9 sq. metres (1010.4 sq. feet)



Basement
Approx. 12.8 sq. metres (138.0 sq. feet)

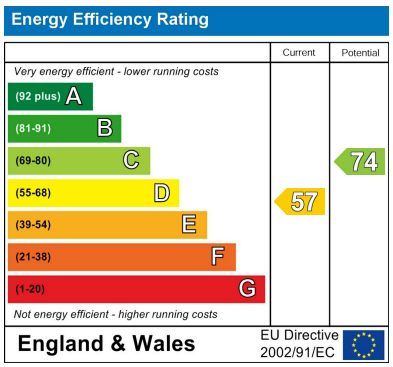


First Floor
Approx. 68.4 sq. metres (735.8 sq. feet)



Total area: approx. 175.1 sq. metres (1884.2 sq. feet)

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



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