



Three bed, semi-detached

**62 Cliffe Way
Warwick
CV34 5JG**


MARGETTS
ESTABLISHED 1806

Price Guide £375,000

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Requiring updating and improvement and offered with no upward chain. This delightful, three bedroom, family semi enjoys a substantial rear garden and is positioned in one of Warwick's most desirable residential neighbourhoods with good school catchment and easy access to town centre, A46, Warwick Hospital And Warwick Railway Station. Much interest anticipated - proceedable viewers only please.

Recess porch and double glazed front door opens into the

RECEPTION HALL

with radiator, obscured double glazed window, and door opening to understairs cupboard.

THROUGH LOUNGE DINING ROOM

7.7m into bay by 3.63m max reducing to 3.34m with radiators, double window, double glazed front door and coved ceiling.

KITCHEN

8'5" x 7'6"

with sink, work surfacing with base cupboards beneath and eyelevel wall cupboards, gas point, under stairs pantry cupboard, double glazed window overlooking the garden, single glazed window in the pantry cupboard and double glazed door to the covered carport.

Staircase from the reception hall proceeds to the first floor landing with access to the roof space, double glazed window to side and off the landing there is a large airing cupboard with wall mounted Potterton gas fired combination central heating boiler.

BEDROOM ONE - FRONT

13'9" max x 11'1" max

with radiator and double glazed window.

BEDROOM TWO - REAR

11'4" x 11'11"

with radiator and double glazed window affording views across the rear garden.

BEDROOM THREE - FRONT

7'10" max x 7'1" max

with radiator, double glazed window and the measurements include a small area of bulkhead.

BATHROOM

has been converted into a wet room with a walk-in shower, wash hand basin, low-level WC, tiled areas, obscured double glazed window and extractor fan.

OUTSIDE

To the front there is a large block paved driveway and forecourt providing parking, perimeter border stocked with shrubs and plants.

Doors open into the

DOUBLE LENGTH COVERED CARPORT

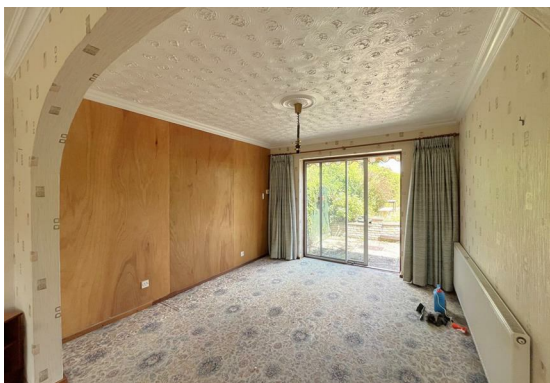
with door opening to a downstairs playroom with WC.

LARGE REAR GARDEN

which is mainly laid to Astroturf for ease of maintenance with large patio area adjoining the property and steps leading up to a further patio. There is a greenhouse and large timber garden shed/workshop.

GENERAL INFORMATION

The property is freehold and all main services are connected.





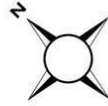


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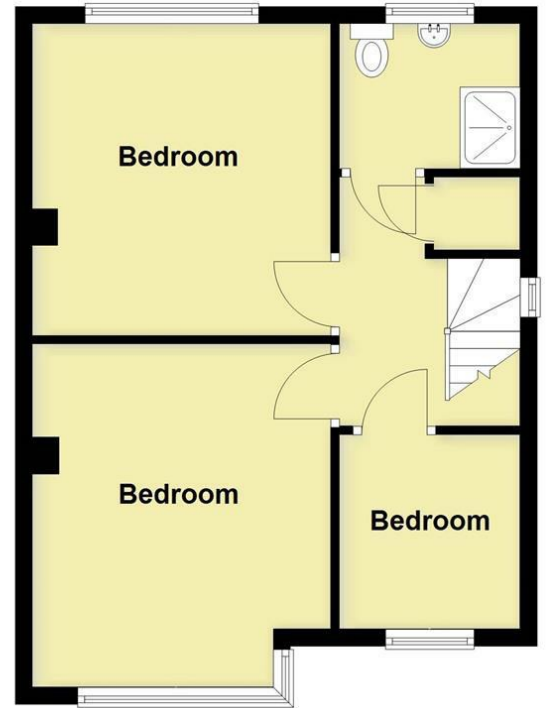
Ground Floor

Approx. 65.7 sq. metres (707.6 sq. feet)



First Floor

Approx. 41.9 sq. metres (450.6 sq. feet)



Total area: approx. 107.6 sq. metres (1158.2 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	65	72
	EU Directive 2002/91/EC	

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