



Two bedroom, mid-terraced home

**27 Hill Street
Warwick
CV34 5NX**


MARGETTS
ESTABLISHED 1806

Price Guide £240,000

27 Hill Street
Warwick
CV34 5NX



Price Guide £240,000

A larger than average, two bedroom mid-terraced period home providing good sized accommodation with two separate reception rooms, cellar, kitchen and first floor bathroom. The property benefits from gas central heating and double glazing but does require general updating. Offered with NO UPWARD CHAIN, IS SENSIBLY PRICED AND we anticipate much interest.

Front door opens into

RECEPTION HALL

with radiator.

FRONT LOUNGE

12'10" max into recess x 10'4"

with double glazed window, double panel radiator, electric fire and fitted shelving.

FULL WIDTH DINING ROOM - REAR

16'5" max into recess x 10'5"

with double glazed French doors to rear garden, double panel radiator, gas fire (working condition not tested) and shelved cupboard flanking the chimney breast.

KITCHEN

9'9" x 5'7"

with roll edge work surfacing incorporating a one and a quarter bowl, stainless steel, single drainer sink unit with mixer tap, base unit beneath and space and plumbing for washing machine under and further appliance. Further run of work surfacing incorporating the four ring gas hob (not tested) and the oven under (not tested) with eyelevel wall cupboards, oven cooker hood, tiled splashbacks, double glazed window and double glazed door to the side.

Staircase from the rear dining room proceeds down to the

SINGLE CHAMBER CELLAR

12'9" max x 9'6" max

Staircase from reception hall proceeds to the

FIRST FLOOR LANDING

with radiator, access to roof space, and door opening to a further landing area with range of built-in storage cupboards.

FULL WIDTH BEDROOM ONE - FRONT

18'3" max x 10'5"

Measurements include chimney recess and wardrobes, room benefits from a range of fitted wardrobes, double panel radiator and large double glazed window.

BEDROOM TWO - REAR

11'0" max x 8'3"

(Measurements include chimney recess with cupboards) double glazed window and radiator.



BATHROOM

has a panel bath with mixer tap and tap secured handheld shower attachment, wash hand basin, low-level WC, double panel radiator, double glazed window and airing cupboard housing the Vaillant gas fired central heating boiler.

OUTSIDE

THE REAR GARDEN

is easy to maintain with patio areas and further patio area laid to pebbles with perimeter border stocked with shrubs and plants.

BRICK GARDEN SHED

TIMBER GARDEN SHED

GENERAL INFORMATION

The garden can also be accessed from the shared passageway at the side of the house.







27 Hill Street, Warwick, CV34 5NX



Ground Floor

Approx. 43.6 sq. metres (469.2 sq. feet)



Kitchen

Dining Room

Hall

Lounge

First Floor

Approx. 40.7 sq. metres (438.1 sq. feet)

Bedroom

Bedroom

Basement

Approx. 16.9 sq. metres (181.4 sq. feet)

Total area: approx. 101.1 sq. metres (1088.7 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	EU Directive 2002/91/EC	

76

59

CONTACT

12 High Street
Warwick
Warwickshire
CV34 4AP

E: sales@margetts.co.uk

T: 01926 496262

www.margetts.co.uk

MARGETTS
ESTABLISHED 1806