Two bed, end of terrace

8 Wedgnock Green
Warwick
CV34 5EQ

MARGETTS
ESTABLISHED 1806

Price Guide £250,000

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*** UNDER OFFER *** A delightful, well maintained, two bedroom, end of terrace with superb garden, in popular location and offered at a very sensible price. Ideal first home, or buy to let opportunity.

Canopy porch and double glazed front door opens into

RECEPTION VESTIBULE
with radiator.

LIVING ROOM
14'2" x 12'9" max
with double glazed window to the front, gas fire setting and door to large under stairs storage.

DINING KITCHEN
11'1" x 9'8"
with roll edge work surfacing incorporating a single drainer, stainless steel sink and base units beneath. Range of eyelevel wall cupboards, double glazed windows, wall mounted Ideal Logic gas fired central heating boiler. Door into a large walk-in shelved pantry cupboard.

SIDE LOBBY
with double glazed door to the rear garden door.

CLOAKROOM
with WC and radiator, small obscured double glazed window.

Staircase from the entrance vestibule proceeds to the first floor landing with obscured double glazed window and access to the roof space.

BEDROOM ONE - FRONT
15'9" max reducing to 11'8" max
with double glazed window, double panel radiator, and fitted shelved cupboard.

BEDROOM TWO - REAR
13'0" x 7'10" max
with double panel radiator and double glazed window.

SHOWER ROOM
9'6" x 7'11" max
including linen cupboard, shower cubicle with adjustable shower, low-level WC, wash hand basin, obscured double glazed window, extractor fan, tiled floor, double panel radiator, and shelved linen cupboard.

OUTSIDE

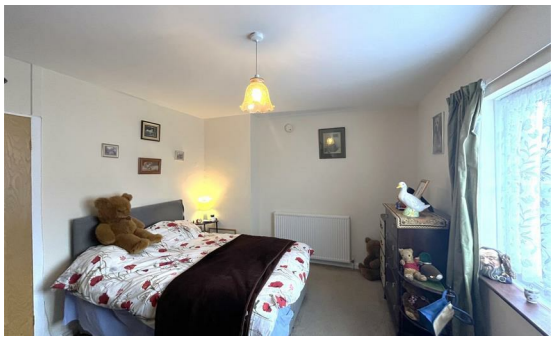
TO THE FRONT OF THE PROPERTY
there is an easy to maintain fore garden with gates giving access to an off-road car parking space.

THE SIZEABLE REAR GARDEN
enjoys a shaped lawn and perimeter shrubbery borders with established shrubs and trees.

TIMBER GARDEN SHED AND PATIO AREA
adjoining the property.

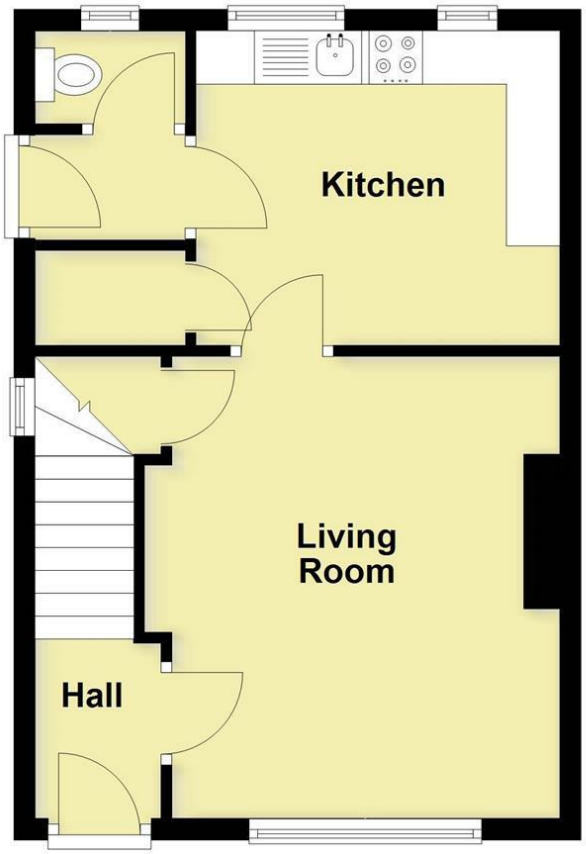
AT THE SIDE OF THE PROPERTY
there is a path leading from the front to the rear garden covered in one area.

GENERAL INFORMATION
The property is freehold and all main services are connected.



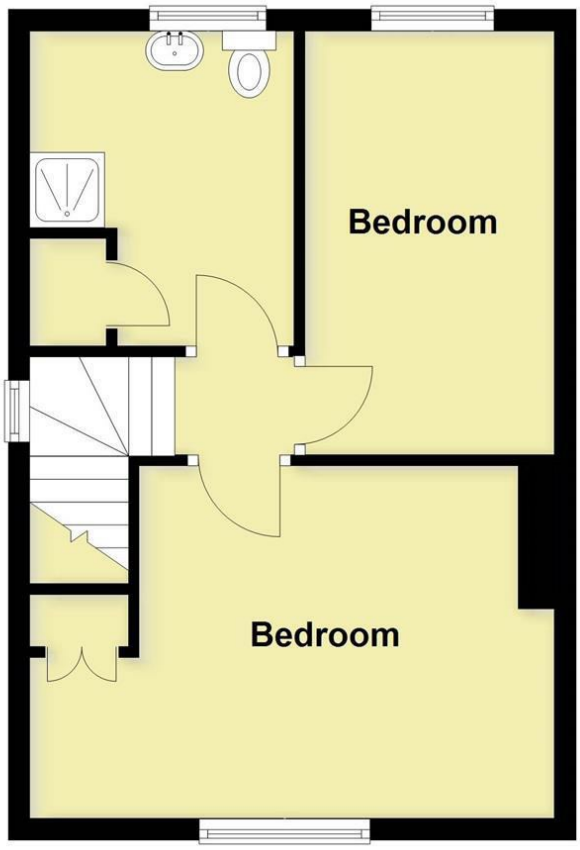
Ground Floor

Approx. 37.1 sq. metres (399.6 sq. feet)



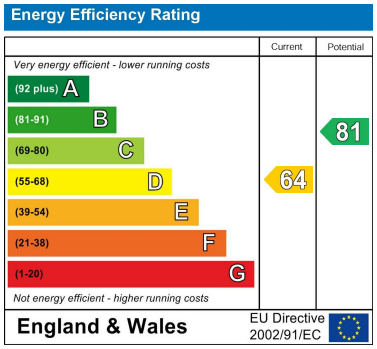
First Floor

Approx. 36.0 sq. metres (387.7 sq. feet)



Total area: approx. 73.1 sq. metres (787.2 sq. feet)

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



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