



## Two bed mid terraced house

30 Armscote Grove  
Hatton Park  
Warwick  
CV35 7TP

  
**MARGETTS**  
ESTABLISHED 1806

Price Guide £287,500

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## Price Guide £287,500

A charming and delightfully located two bedroom modern mid terraced home with exceptional views at the front over the central park. The property offers ensuite accommodation with beautiful rear garden and two allocated off-road parking spaces.

Canopy porch with front door opening into the

### RECEPTION VESTIBULE

with double panel radiator.

### CHARMING LOUNGE

14'10" max x 10'6" max

with double window to the front of the property, central heating radiator, electric fire setting with hearth and surround.

### FULL WIDTH FITTED DINING KITCHEN

13'5" x 8'8"

with roll edge work surfacing incorporating a single drainer stainless steel sink with mixer tap and a Creda four ring gas hob. Range of base units beneath incorporating the electric double oven and leaving space and plumbing for washing machine. Two large cupboards for housing a fridge freezer if desired. Range of eyelevel wall cupboards including cooker hood. Tiled splash back areas and double glazed window, and in the

### DINING AREA

there are double glazed sliding patio doors, double panel radiator and door opening to a large under stairs storage cupboard.

Staircase from the reception vestibule leads to the first floor landing with access to the roof space. Off the landing there is an airing cupboard with insulated hot water cylinder and slatted wood shelving.

### MASTER BEDROOM

10'6" max x 11'6" max

(The measurements exclude a double door fitted wardrobe with hanging rail). The bedroom has a double glazed window with an attractive view to the front, radiator and door opening to

### ENSUITE SHOWER ROOM

with shower cubicle with adjustable shower, wash hand basin and mixer tap, low-level WC, tiled floor, tiled splashbacks to walls, double glazed window and central heating radiator.

### BEDROOM TWO - REAR

10'0" x 7'1"

with radiator and double glazed window. (The measurements exclude a fitted double door wardrobe with hanging rail).



## BATHROOM

enjoys a white suite with panel bath having a tap secured handheld shower attachment with screen, low-level WC, wash hand basin, single panel radiator and obscured double glazed window.

## OUTSIDE

To the front of the property there is a path giving access to the fore garden and the property is set behind established trees beyond which is a delightful central green.



## LANDSCAPED REAR GARDEN

has a block paved patio and garden mainly laid to shrubs with small timber garden shed and gate giving access to the

## PARKING SPACES

Parallel allocated car parking spaces to the property.

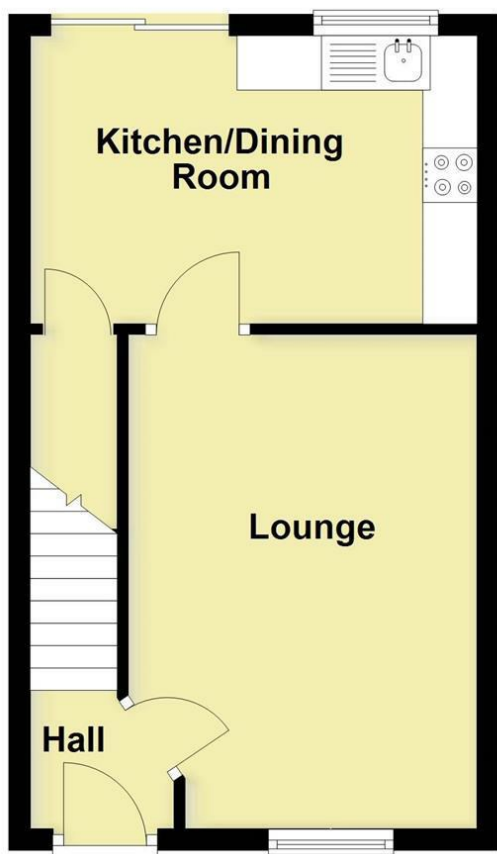
## GENERAL INFORMATION

We understand the property is freehold and all mains services are connected.



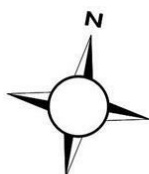
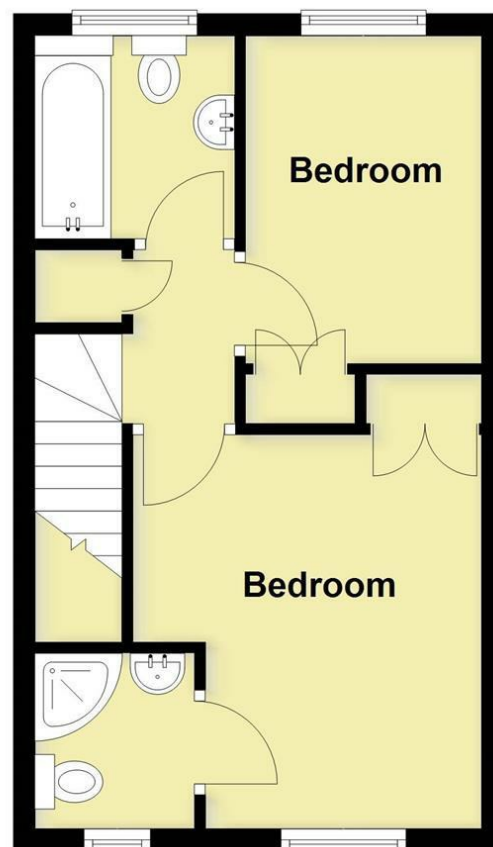
## Ground Floor

Approx. 30.0 sq. metres (322.5 sq. feet)



## First Floor

Approx. 30.0 sq. metres (322.5 sq. feet)



Total area: approx. 59.9 sq. metres (645.0 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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