



**Detached, three bedroom home.**

**8 Cornwall Close  
Warwick  
CV34 5HX**

  
**MARGETTS**  
ESTABLISHED 1806

**Price Guide £350,000**



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An opportunity to acquire a three bedroom, detached home in quiet cul-de-sac, near to canal walks, within close proximity to Warwick Hospital and benefitting from easy access to major road networks.

Double glazed front door at the side of the property leads into the

**ENTRANCE HALL**

with door to cloakroom and further door to garage.

**CLOAKROOM**

with storage heater, wc, and wash hand basin.

**LIVING ROOM**

12'3" max x 22'2" max

with 2 storage heaters, double glazed windows to both front and rear and door giving access to rear garden.

**KITCHEN**

9'1" max x 10'9" max

with base and eye level wall cupboards, extractor fan, stainless steel sink with hot and cold water taps and half tiles to back and splashbacks, space for fridge, washing machine, and cooker. Double glazed window to rear with view to garden, door to small storage cupboard and back door leading to the rear garden.

Staircase leads from the Living Room to the First Floor Landing.

**FIRST FLOOR LANDING**

with smoke detector, airing cupboard and immersion heater, and access to loft space (not boarded).

**BEDROOM ONE**

12'9" x 9'10"

with storage heater, and double glazed window to the front.

**BEDROOM TWO**

10'5" x 10'5"

with storage heater, and double glazed window to the front.

**BEDROOM THREE**

9'2" x 9'10"

with storage heater, built-in wardrobe, and double glazed window to the rear.

**BATHROOM**

with double glazed window to the rear, over head electric shower, bath, wash hand basin and wc, shaver point, electric wall heater and half height tiling.

**FRONT GARDEN**

with driveway and space for parking.

**REAR GARDEN**

with raised lawn area, mature trees, shrubs, water collection tank, concrete patio area and side entrance leading to the front.

**GARAGE**

8'1" x 24'0" max

with up and over door.

**GENERAL INFORMATION**

The property is freehold.

There is mains electricity and water and the gas line to the house but disconnected.

Council Tax Band D.







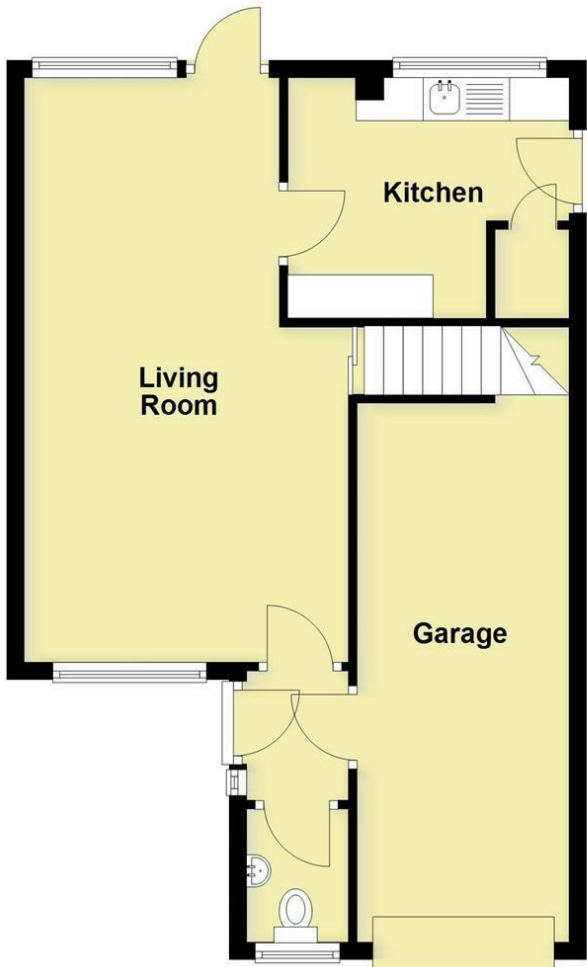


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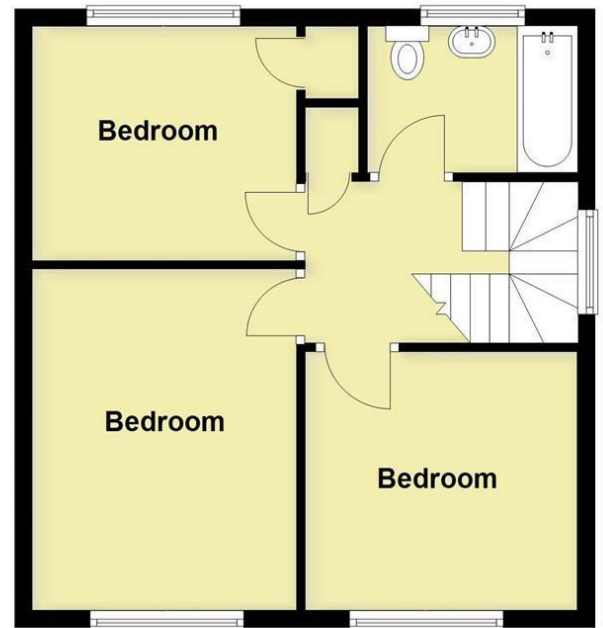
## Ground Floor

Approx. 54.9 sq. metres (590.7 sq. feet)



## First Floor

Approx. 42.8 sq. metres (460.3 sq. feet)



Total area: approx. 97.6 sq. metres (1051.0 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		66
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

## CONTACT

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