Three storey townhouse in heart of County town

35 High Street
Warwick
CV34 4AX

MARGETTS
ESTABLISHED 1806

Price Guide £450,000

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Charming, Grade II listed period three storey townhouse located right in the heart of historic Warwick with charming views to the rear and positioned superbly to enjoy town centre living in the county town. The property offers flexible accommodation arranged on three levels with stunning roof terrace and Castle turret views to the rear. On road parking permits available from Warwick District Council at a very reasonable rate.

Steps lead up to the front door with canopy over which opens into the

LOUNGE/DINING ROOM
26'8" x 15'1" max reducing to 11'10"
with tiled floor, sash window to the front second glazed and with shutters, log burner, many exposed ceiling timbers, radiator and door to built-in storage cupboard.

SMALL CELLAR

KITCHEN
13'5" x 8'5" max reducing to 6'0"
with stone work surfacing incorporating matching up stands, Belfast style sink and mixer tap and fitted Miele dishwasher, range of base unit with fitted Hotpoint washing machine/dryer and eyelevel wall cupboards with two under cupboards housing a spice rack. The kitchen enjoys a fitted Aga with two hot plates. butlers food lift (presently not working – requires new motor).

BREAKFAST ROOM
12'3" x 6'7"
with tiled floor, radiator, window to the side and double glazed opening French doors to the rear patio garden.

Staircase from the living room leads to the first floor landing with radiator.

FAMILY BATHROOM
has an antique style tub bath with rain shower and shower attachment over, low-level WC, wash hand basin, obscured sealed unit window with double glazed inserts. Loft hatch gives access to a small loft space where we are informed there is the insulated hot water cylinder. (we have not inspected).

BEDROOM ONE - FRONT
14'9" x 11'6" into chimney recess
with feature fire setting, door opening to under stairs storage cupboard, exposed ceiling timbers, radiator, sash window to the front with shutters.

BEDROOM THREE - REAR
13'7" x 8'4" max reducing to 5'10" min
with double panel radiator and shoot fitted with the butlers lift. Double glazed French doors open onto the

ROOF TERRACE
with attractive views and glimpses over towards the Castle Turetts.

Staircase proceeds up to

ATTIC BEDROOM

15'2" partly under eaves x 10'3"
with exposed ceiling timbers, secondary glazed window to the front and the measurements include range of fitted wardrobes and bedroom furniture, including chest of drawers and under eaves storage. Single panel radiator.

OUTSIDE

TO THE REAR OF THE PROPERTY

there is a small wall courtyard garden.

ON ROAD PARKING PERMITS

On road parking permits available at very reasonable price from Warwick District Council

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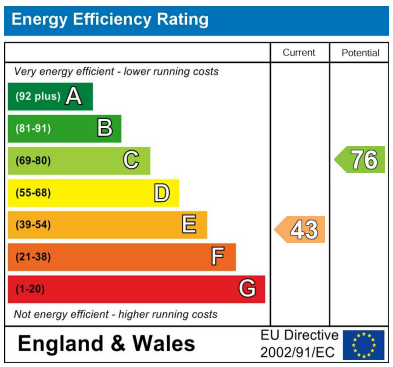
Total area: approx. 122.3 sq. metres (1316.1 sq. feet)

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



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