



Two bed, end of terrace

**8 Wedgnock Green
Warwick
CV34 5EQ**


MARGETTS
ESTABLISHED 1806

Price Guide £250,000

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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

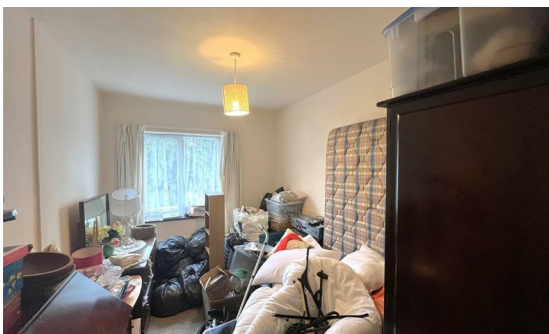
adjoining the property.

AT THE SIDE OF THE PROPERTY

there is a path leading from the front to the rear garden covered in one area.

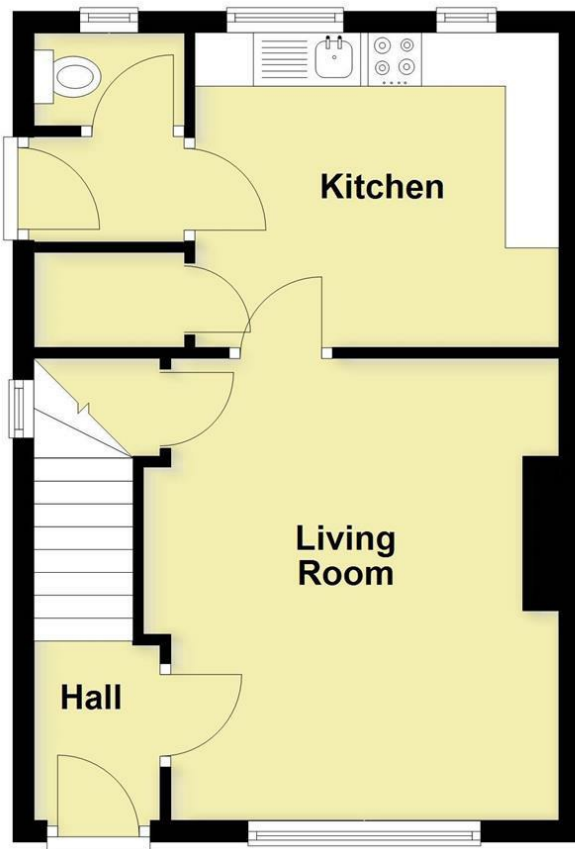
GENERAL INFORMATION

The property is freehold and all main services are connected.



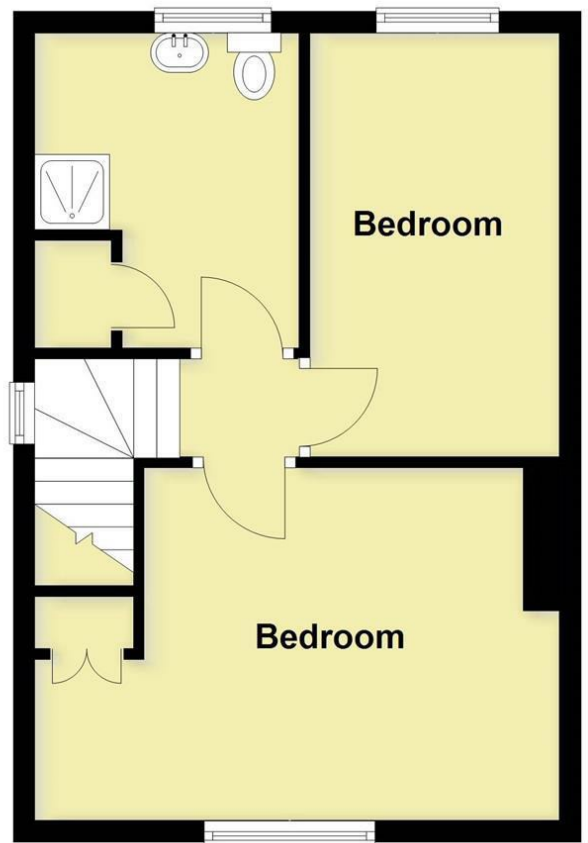
Ground Floor

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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