







Three bedroom period mid terrace

24 Guys Cliffe Terrace
Warwick
CV34 4LP

MARGETTS
ESTABLISHED 1806

Offers Over £350,000

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VERY SENSBILE PRICE ** OPEN HOUSE SAT AM 28th NOV - CALL TO RESERVE YOUR SLOT **** 4 STORIES INCUDING A CELLAR *** A rare opportunity to acquire a period townhouse, set in a highly regarded and sought-after residential neighbourhood, extremely convenient for Coten End School, Myton School, Warwick Railway Station, Warwick Hospital and of course the Town Centre. This elegant terraced property provides accommodation arranged over four levels, including the cellar.**

Arched recess porch and front door opens into the

RECEPTION HALL
with radiator, feature period arch and picture rail.

REAR DINING ROOM/SITTING ROOM
14'6" max x 11'9"
with fire setting, fitted full height cupboard flanking the chimney breast, picture rail and radiator.

LOUNGE - FRONT
12'2" max excluding bay x 10'10" max
with fire setting, radiator and double glazed window to the front.

KITCHEN
11'10" x 8'9"
with roll edge work surfacing incorporating single drainer, stainless steel sink with mixer tap and base units beneath leaving space for appliances with plumbing for washing machine, further work surfacing to the other wall with inset four ring gas hob, base units beneath and larder cupboards one incorporating the fridge and freezer, the other incorporating the oven and microwave. Range of wall cupboards incorporating cooker hood, with downlighters, two double glazed windows to the side, and tiled floor.

GROUND FLOOR SHOWER ROOM
with fully tiled shower cubicle, wash hand basin with mixer tap and cupboard beneath, low-level WC, radiator, tiled areas, obscured double glazed window and extractor fan.

Staircase proceeds down to the

CELLAR
12'3" excl. bay x 10'11" max

Staircase from the reception hall proceeds

FIRST FLOOR

BEDROOM ONE - FRONT
14'4" max x 12'2"
with two double glazed windows to the front, radiator, closed fire setting, and door opening to

ENSUITE SHOWER ROOM
with fully tiled shower cubicle having adjustable shower, small wash hand basin, and low-level WC.

BEDROOM THREE
7'9" max red' to 6'10" x 6'0" max'
This room is currently used as a kitchenette and has a radiator, double glazed rear window and sink with mixer tap.







SPACIOUS FAMILY BATHROOM

with large bath with adjustable shower over, low-level WC, wash hand basin, tiled floor, part tiled walls, and heated towel rail.

Staircase from the first floor proceeds up to the

SECOND FLOOR

LARGE ATTIC BEDROOM

27'8" max (*red to 16'4") x 15'10" max red 16'4"
This is the floor area and at approximately shoulder height of a 6 foot person the room measures 4.66m x 3.38m maximum with double glazed roof light, radiator, closed period fireplace and door opening to cupboard housing the gas fired combination central heating boiler.



OUTSIDE

TO THE FRONT OF THE PROPERTY

there is a neat fore garden set behind a low retaining garden wall with tiled path leading to the front of the property.

REAR GARDEN

The attractive rear garden has a patio area and lawn presently laid to Astroturf. Further patio area at the bottom of the garden.

GENERAL INFORMATION

The property is freehold and all main services are connected.





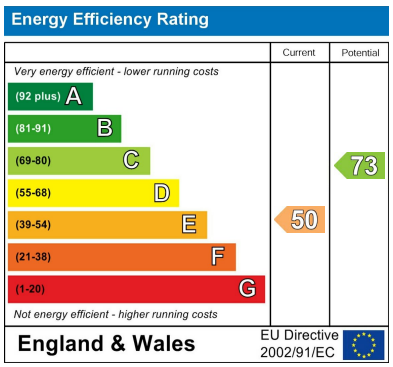




24 Guys Cliffe Terrace, Warwick, CV34 4LP







CONTACT

12 High Street
Warwick
Warwickshire
CV34 4AP

E: sales@margetts.co.uk

T: 01926 496262

www.margetts.co.uk

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