



**Spacious 2 bed, semi bungalow.
Opportunity to modernise and improve.**

**35 Green Lane
Warwick
CV34 5BP**



MARGETTS
ESTABLISHED 1806

Guide Price £275,000

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A spacious, two bedroom, semi-detached bungalow occupying a popular residential position within Warwick and offering excellent scope for modernisation and improvement.

Extending to approximately 768.8 sq. ft. the property benefits from a generous lounge, large kitchen, two well-proportioned bedrooms, bathroom, private rear garden and detached garage/workshop. The property presents an ideal opportunity for downsizers, investors or buyers seeking a bungalow with potential to add value and create a home tailored to individual requirements.

ENTRANCE HALL

Central hallway providing access to all principal rooms, double glazed door to the side, radiator, and loft access.

LOUNGE

18'8" max x 11'3"

A well proportioned reception room featuring a front facing, double glazed bay window providing excellent natural light with gas fireplace.

KITCHEN/BREAKFAST ROOM

16'0" max x 9'4" max

A generous kitchen offering ample worktop space and excellent potential for refurbishment and reconfiguration. Door providing access to the side and rear of the property, radiator, vinyl flooring, gas cooker/oven/grill, space for washing machine, single bowl sink with mixer tap, double glazed window to both side and rear.

BEDROOM ONE

13'9" max to wardrobe x 11'6" max

Good sized double bedroom with an extensive range of fitted

BEDROOM TWO

12'9" x 9'5"

Further well proportioned bedroom suitable as a guest room, home office or additional double bedroom with double glazed window to the front and side and radiator.

BATHROOM

with bath, electric shower, wash hand basin, wc, boiler, airing cupboard and double glazed window to the side.

OUTSIDE

TO THE FRONT OF THE PROPERTY

there is a paved pathway, lawned garden and established parking. A side access pathway leads to the

REAR GARDEN

with mature borders and planting together with a detached brick-built garage/workshop, ideal for storage, hobbies or future enhancement. The gardens provide excellent scope for landscaping and personalisation.

LOCATION

Green Lane is a popular residential area conveniently positioned for access to:-

Warwick Town Centre, Warwick Hospital, local shops and amenities, Warwick Railway Station, A46 and M40 road networks, Leamington Spa and the local schools and recreational facilities.

AGENTS NOTES

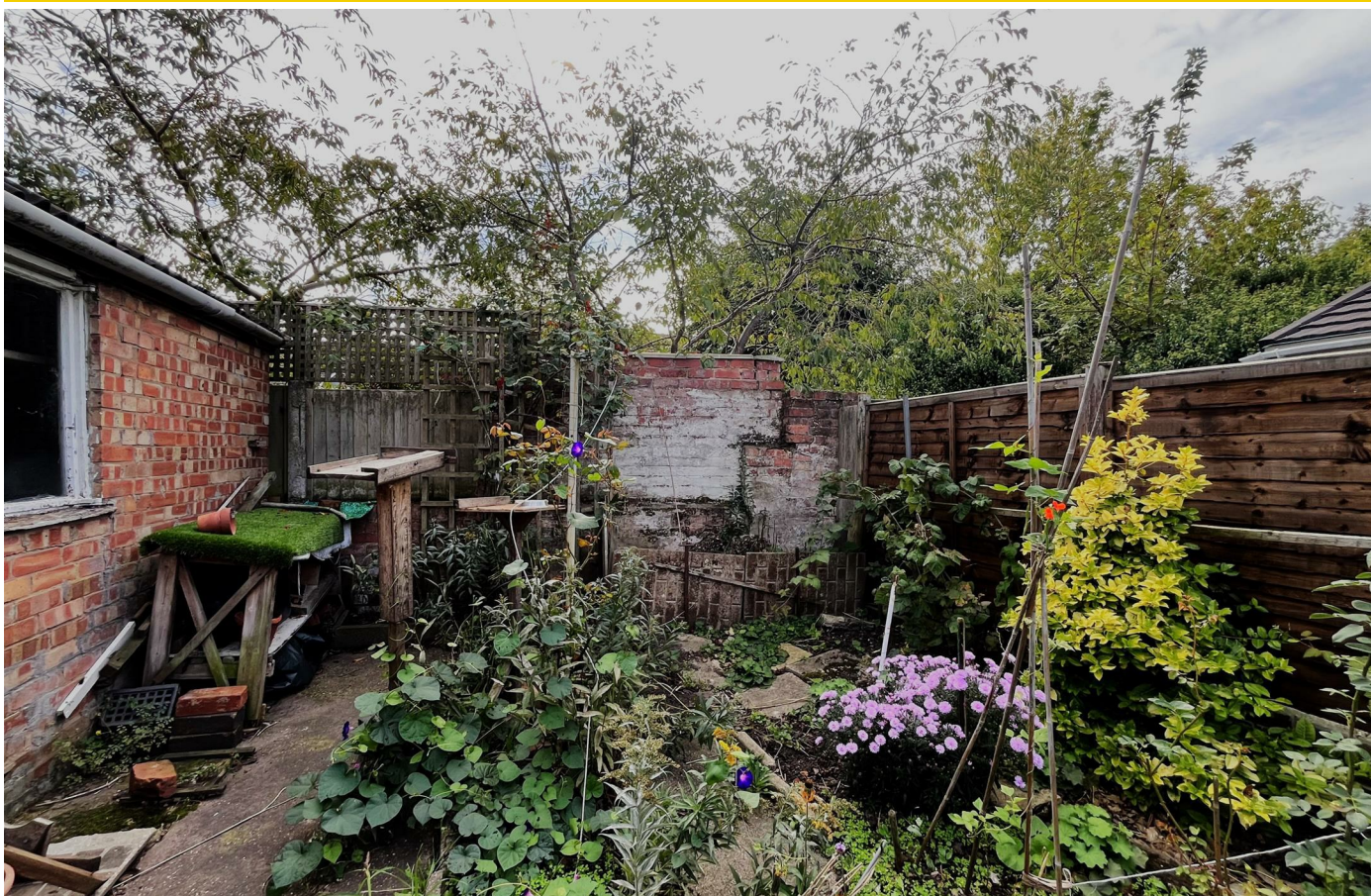
This is a freehold property with all mains services connected.







35 Green Lane, Warwick, CV34 5BP



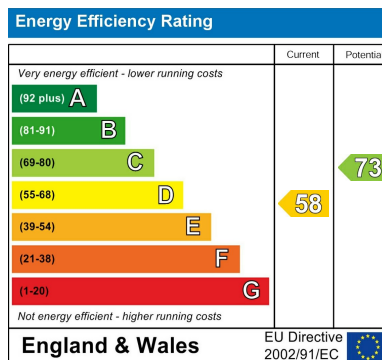
Ground Floor

Approx. 71.4 sq. metres (768.8 sq. feet)



Total area: approx. 71.4 sq. metres (768.8 sq. feet)

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



CONTACT

12 High Street
Warwick
Warwickshire
CV34 4AP

E: sales@margetts.co.uk

T: 01926 496262

www.margetts.co.uk

