

**Three bed modern terraced home +
garage**

**48 Fields Court
Warwick
CV34 5HP**


MARGETTS
ESTABLISHED 1806

Price Guide £270,000

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Beautifully located with a southerly rear aspect, and attractively set around a central green. This three bedroom modern terraced home has a larger than average garage and is offered for sale with no upward chain. The property requires some updating and improvement.

Double glazed front door opens into an

ENTRANCE STORM PORCH

with door opening to a storage alcove. The front door opens into the

OPEN PLAN RECEPTION HALL AREA

with meter cupboard and cloaks cupboard off.

DOWNSTAIRS CLOAKROOM

with low-level WC and wash hand basin.

LARGE OPEN PLAN "L" SHAPED LIVING ROOM

19'6" max reducing to 14'3" x 16'6"

featuring wood effect flooring, log burner, double glazed windows and French doors to the rear garden.

FITTED KITCHEN

8'3" x 10'5"

with butchers block style work surfacing and further roll edge work surfacing with stainless steel, single drainer sink with mixer tap, base units beneath and range of eyelevel wall cupboards, space and plumbing for washing machine, and recess for electric cooker.

Open tread staircase proceeds from the open plan reception hall up to the first floor landing with access to the roof space.

Off the landing there is an airing cupboard housing the insulated hot water cylinder.

LARGE BEDROOM ONE - FRONT

12'11" x 9'10"

with large double glazed pitched window affording attractive views over the central green. Large walk-in dressing room/walk-in wardrobe.

BEDROOM TWO - REAR

11'10" x 9'3"

with large double glazed window enjoying far reaching views beyond, wood effect flooring and opening to a large walk-in dressing room/wardrobe.

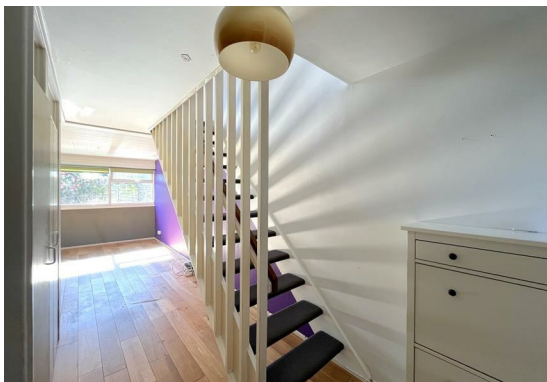
BEDROOM THREE - REAR

8'10" x 6'11"

with double glazed window again affording attractive views and wood effect flooring.

BATHROOM

has a white suite with "P" shaped bath with mixer tap and rain shower with further adjustable shower and screen over, wash hand basin, low-level WC, tiled splashbacks, laminate flooring, extractor fan and obscured double glazed window.



OUTSIDE

TO THE FRONT OF THE PROPERTY

there is a fore garden stocked with shrubs and the property is set around an attractive central green which is maintained by the development and there is a service charge we believe of approximately £60 per month as a contribution towards this.

TO THE REAR OF THE PROPERTY

there is an attractive patio garden with block paved patio area and established tree and small area of Astro turf.

AVERAGE SINGLE GARAGE

To the rear of the property, there is a larger than average single garage.

GENERAL INFORMATION

We understand the property is freehold.

We believe all main services are connected except gas.



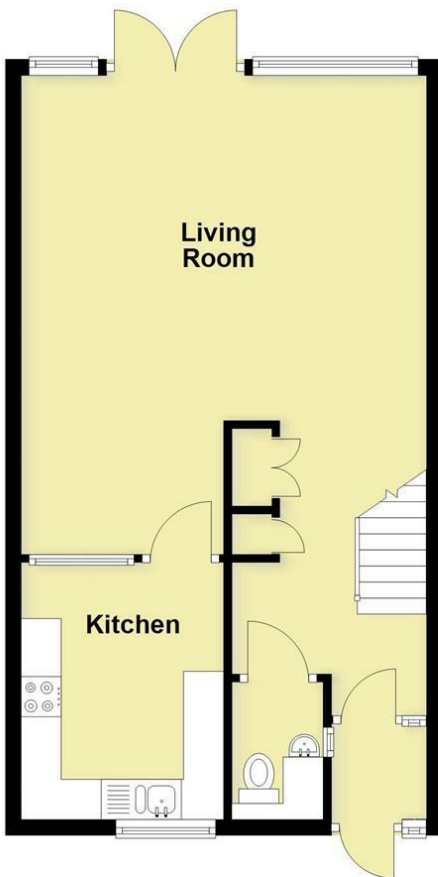


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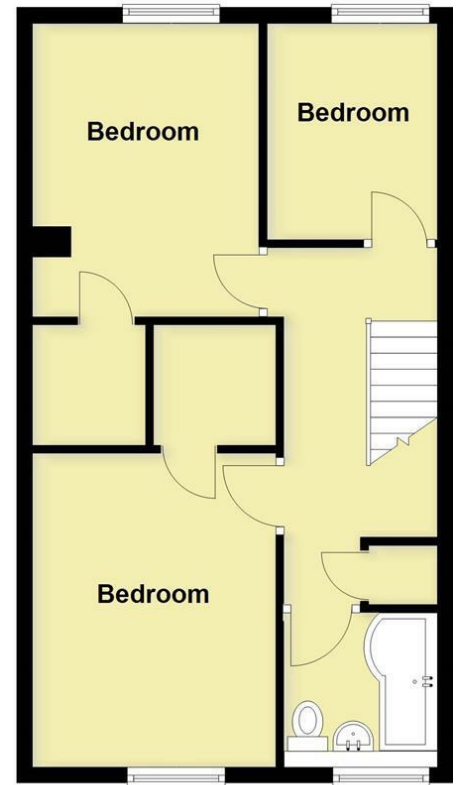
Ground Floor

Approx. 46.8 sq. metres (503.9 sq. feet)

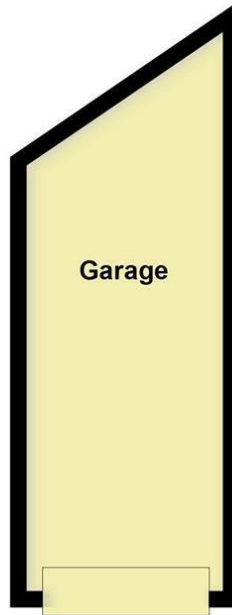


First Floor

Approx. 46.8 sq. metres (503.9 sq. feet)



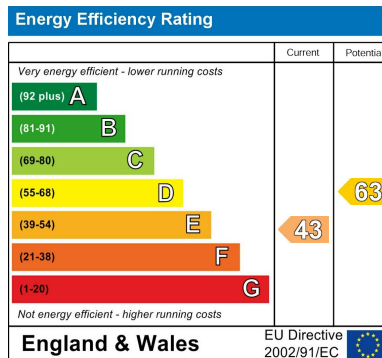
Garage



Total area: approx. 93.6 sq. metres (1007.8 sq. feet)

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

The total area does not include the Garage



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