



**4 Bed
Townhouse
located in**

**24 Castle Street
Warwick
CV34 4BP**


MARGETTS
ESTABLISHED 1806

Price Guide £450,000

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A very rare and exciting opportunity to acquire a three storey grade 2 listed period terrace townhouse right in the heart of the County town and situated next to the Castle wall. This charming property requires updating and provides a rare opportunity to acquire an historic townhouse in a superb location. Very rare, GATED off-road parking. (NO UPWARD CHAIN).

Front door opens into reception vestibule.

L SHAPED DINING ROOM

15'4" max reducing to 10'10" x 15'5"

with leaded light windows to the front, fireplace, two radiators and door opening to a fitted cupboard flanking the chimney breast.

L SHAPED LOUNGE

20'5" max reducing to 11'11" x 14'1"

with fire setting, exposed ceiling timbers, double panel radiator, French doors to rear garden and arch opening to the

KITCHEN

24'8" max x 9'4" max reducing to 4'3"

with single glazed windows and French door to the rear garden and parking area. Sink unit, run of work surfacing and gas point for a cooker together with plumbing for washing machine. Double panel radiator and double glazed skylight.

INNER LOBBY

5'7" x 6'3"

CLOAKROOM

with low level WC, wash hand basin, radiator and double glazed roof light.

Staircase from the dining room leads down to the

CELLAR

13'9" max x 9'5" max

with electric light.

Staircase from the entrance vestibule leads to the first floor.

BATHROOM - FRONT

has panel bath, wash hand basin and low level WC, radiator and lead light window to the front.

BEDROOM TWO - FRONT

15'8" x 10'10"

with radiator, fireplace, cupboard flanking the chimney breast, and two leaded light windows to the front.

INNER BEDROOM FOUR - REAR

15'5" x 11'3" max reducing to 9'0"

with boiler cupboard with wall mounted Worcester gas central heating boiler. Door from bedroom four leads into

BEDROOM THREE - REAR

15'2" x 12'2" max reducing to 8'2"

with lead light windows affording attractive views of the castle tower.

Door opens to staircase leading to the



SECOND FLOOR LARGEST BEDROOM ONE

22'4" max' x 15'3" partly under eaves

Please note the measurements include the stairs & wardrobes. With two dormer leaded light windows to the front, and lead light window to the rear overlooking the Castle estate. Two single panel radiators and archway leading to the hallway which leads to the

ENSUITE BATHROOM

with panel bath, wash hand basin, low level WC and lead light window affording views across the castle.

OUTSIDE

TO THE REAR OF THE PROPERTY

there is a courtyard with two large timber gates with off-road parking.

GENERAL INFORMATION

The property we believe is freehold.

We believe all mains services are connected.







24 Castle Street, Warwick, CV34 4BP



Ground Floor

Approx. 71.1 sq. metres (765.8 sq. feet)

Total area: approx. 192.4 sq. metres (2070.9 sq. feet)

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

First Floor

Approx. 57.7 sq. metres (621.4 sq. feet)

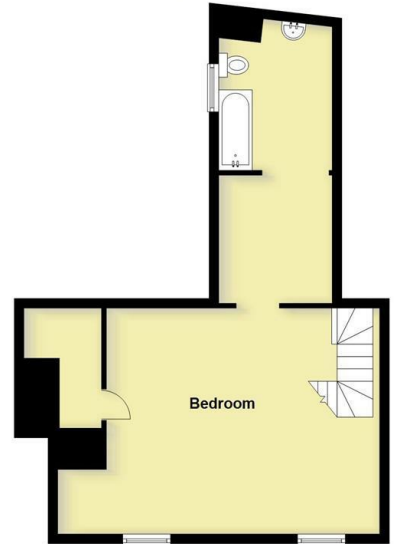
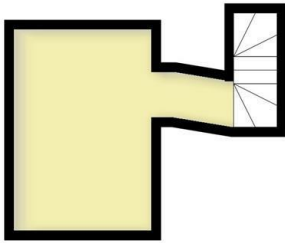
Second Floor

Approx. 47.7 sq. metres (513.8 sq. feet)



Basement

Approx. 15.8 sq. metres (169.9 sq. feet)



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC		

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