



2 Bed Mid Terraced Property

31 Wathen Road
Warwick
CV34 5BA


MARGETTS
ESTABLISHED 1806

Price Guide £229,750

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A delightful, two bedroom, mid terraced home in a popular location, conveniently situated for many facilities including the town centre, schools, hospital and railway station. The property enjoys the addition of a rear conservatory and attractive south westerly rear garden backing onto open school playing fields. NO UPWARD CHAIN.

Front door opens into

ENTRANCE VESTIBULE

with radiator.

LOUNGE/DINING ROOM

15'0" x 10'11"

with gas fire, radiator, coved ceiling and door opening to a large under stairs storage cupboard.

KITCHEN

10'9" x 6'10"

with work surfacing having one and a quarter bowl single drainer sink unit with mixed tap and base units beneath, space and plumbing for washing machine, range of eye level wall cupboards, radiator and door opening to

PANTRY CUPBOARD

with window.

CONSERVATORY

10'4" x 8'11"

with double glazed windows, sliding patio doors, personal door to the side and cold water tap.

Staircase from the entrance vestibule leads to the

FIRST FLOOR LANDING

with access to the roof space.

BEDROOM ONE - FRONT

14'7" max (excluding wardrobe) x 10'4" max

with radiator and mirrored sliding door opening to a large wardrobe.

BEDROOM TWO

11'10" max x 9'11"

with window overlooking the garden and playing field, and single panel radiator.

BATHROOM

has a coloured suite with panelled bath, wash hand basin, low-level WC, Triton adjustable shower above the bath, radiator and door opening to an airing cupboard with water tank.

OUTSIDE

To the front of the property there is a front garden with perimeter border stocked with shrubs and path leading to the front door and through the alleyway to the rear.

REAR GARDEN

is mainly laid to lawn with patio areas both at the top and the bottom of the garden.

GENERAL INFORMATION

We understand the property is freehold and all main services are connected.







31 Wathen Road, Warwick, CV34 5BA



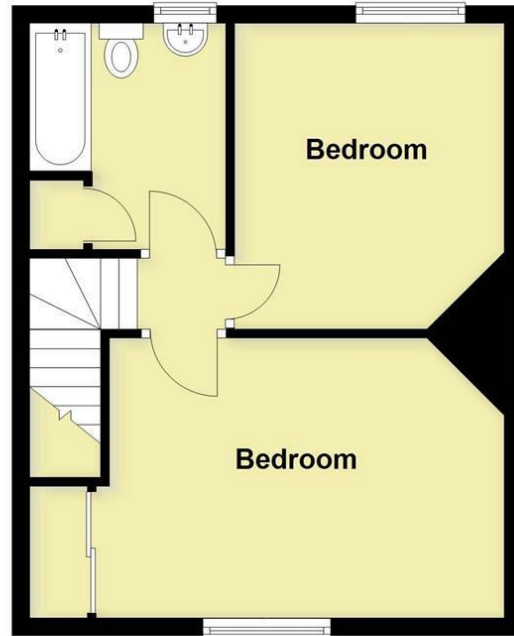
Ground Floor

Approx. 37.6 sq. metres (405.0 sq. feet)





First Floor

Approx. 36.6 sq. metres (393.6 sq. feet)



Total area: approx. 74.2 sq. metres (798.5 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		85
(81-91) B		
(69-80) C		
(55-68) D		
(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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