



Spacious two bed mews

**5 Theatre Street
Warwick
CV34 4DP**



MARGETTS
ESTABLISHED 1806

Price Guide £300,000

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A special & rare opportunity to acquire a spacious two bedroom Mews home right in the heart of the County Town with outstanding views to the rear, off-road parking space and well laid out spacious two bedroom accommodation. Superb patio gardens. Enjoying gas central heating, double glazing replacement Kitchen, roomy open plan Kitchen/Diner/Living and luxury shower room, we recommend viewing at the earliest opportunity. A rare catch! No upward chain! Sensibly priced.

Entrance

Double glazed front door opens into Entrance Vestibule, with door opening to shelved storage cupboard, and further single glazed front door opening into the:

Huge Through Lounge/Dining/Kitchen

29'9" x 12'3"

Breakfast Kitchen Area has work surfacing extending around the room incorporating a single drainer stainless steel sink with mixer tap and a four ring electric hob. Comprehensive range of base units with electric oven and space and plumbing for washing machine, range of eye-level wall cupboards, space for a tall larder style fridge freezer and double glazed window to the front.

The open plan Lounge/Dining Room Area, has 2 radiators, a large sliding patio doors affording views across the rooftops of Warwick towards the racecourse and giving access to the patio garden.

First Floor Landing

Open tread staircase leads up to the First Floor Landing with access to the roof space. Off the Landing there is a boiler cupboard housing a Glowworm gas fire central heating boiler.

Bedroom 1 - Front

12'0" x 9'11"

with double glazed window, radiator, coved ceiling and full height fitted mirrored wardrobes. Two doors open to a further built-in shelved storage cupboard.

Bedroom 2 - Rear

11'1" excl' ward.'s x 5'8" & 6'7" x inc' ward;s

with radiator, double glazed window again affording rooftop views towards the racecourse, double door fitted wardrobe and triple door fitted wardrobe.

Luxury Shower Room

The bathroom has been refurbished into a shower room with large walk-in double shower cubicle with screen and adjustable shower, wash hand basin in vanity unit with low level WC and concealed system and mixer tap. Tiled wall and floors. Heated towel rail.

Outside

To the front of the property approached from Theatre Street, is a small paved fore garden.

To the rear of the property there is an elevated patio garden adjoining the property with steps leading down to an ALLOCATED PARKING SPACE approached from Linen St.

GENERAL INFORMATION

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







5 Theatre Street, Warwick, CV34 4DP



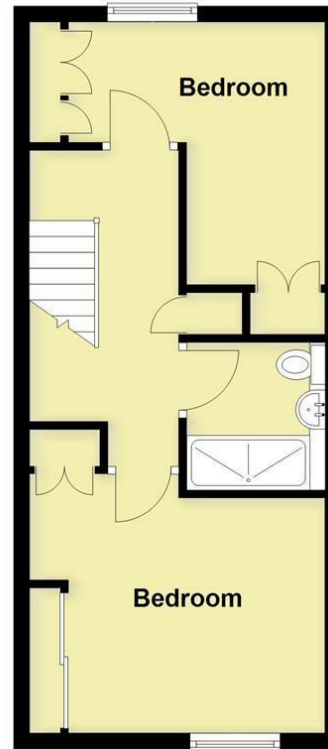
Ground Floor

Approx. 36.3 sq. metres (390.6 sq. feet)



First Floor

Approx. 34.4 sq. metres (369.8 sq. feet)



Total area: approx. 70.6 sq. metres (760.5 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	82
England & Wales	EU Directive 2002/91/EC	

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