



## Two bed, end of terrace home

5 Humphris Street  
Warwick  
CV34 5RA



**MARGETTS**  
ESTABLISHED 1806

**Price Guide £295,000**

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Beautifully appointed, larger than average, two bedroom, end of terrace having been improved and refurbished and offering "high-ceiling" accommodation. The property benefits from a first floor, four piece bathroom, two separate reception rooms, large bedrooms, double glazing and gas central heating.

Double glazed front door opens into the reception lobby, and further door opens into the

#### LOUNGE

13'1" max x 10'7"

with high ceiling, double glazed window to the front, wooden panelling, timber effect flooring, double panel radiator and door to large under stairs storage cupboard.

#### DINING ROOM

13'2" x 9'11"

with timber effect flooring, fireplace recess, double panel radiator, double glazed window and arch way through to the

#### KITCHEN

12'9" x 6'10"

with roll edge work surfaces incorporating a single bowl, stainless steel sink with mixer tap and a four ring gas hob. Range of base units and drawers under leaving space for a slimline dishwasher and washing machine. Larder cupboards incorporating the integrated fridge and freezer and the electric oven. Range of eye-level wall cupboards incorporating the Potterton gas fired central heating boiler, double glazed window and double glazed door to the side.

Staircase proceeds from the dining room to the

#### FIRST FLOOR LANDING

with access to the roof space.

#### DOUBLE BEDROOM ONE

13'2" max x 10'6"

with double glazed window, and double panel radiator.

#### DOUBLE BEDROOM TWO

10'1" x 9'9" max

with double panel radiator and double glazed rear window.

#### BEAUTIFUL FOUR PIECE BATHROOM

12'9" x 6'10" max

with attractive tub bath with mixer tap and handheld shower attachment, low-level WC, hand basin, separate tiled shower cubicle with rain shower and further hand held shower attachment, tiled floor and large tiled areas together with two obscured double glazed windows, radiator and down lighters.

#### THE CHARMING REAR GARDEN

is easy to maintain with paved patio areas and Astro lawn together with brick built garden store and rear pedestrian gate.

#### GENERAL INFORMATION

The property is freehold. All main services are connected.







5 Humphris Street, Warwick, CV34 5RA



### Ground Floor

Approx. 39.4 sq. metres (424.1 sq. feet)



### First Floor

Approx. 37.9 sq. metres (407.5 sq. feet)



Total area: approx. 77.3 sq. metres (831.6 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### CONTACT

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