



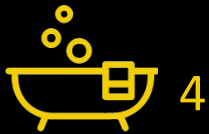
Beautiful four bed town house

16a West Street
Warwick
CV34 6AN


MARGETTS
ESTABLISHED 1806

Price Guide £625,000

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A beautifully curated Neo-Georgian extended town centre residence in the Heart of Historic Warwick with four bedrooms and garage.

A superb, immaculately presented, three-storey, modern town house offering deceptively spacious accommodation in the heart of Warwick town centre.

This fantastic home is ideally positioned for easy access to shops, restaurants, Warwick Castle, Racecourse, and transport links access via A46, M40, and surrounding routes making it perfect for families and professionals alike.

The property further benefits from a beautifully landscaped tiered rear garden, a garage to the rear, and stylish, well-appointed interiors throughout.

Internal viewing is highly recommended to fully appreciate the space and quality of this impressive home.

ENTRANCE VESTIBULE

Bright and welcoming with double glazed window panel and door accessing the veranda.

LOUNGE

14'1" x 13'1" max

Elegant reception room featuring Karndean flooring, column cast iron radiator, double glazed sash windows and opens through to the kitchen.

KITCHEN

19'7" x 9'8" max

Fully fitted modern kitchen with:

- o Two Integrated NEFF ovens with fold away doors, one of which has a steam function. integrated dishwasher and washing machine, under stairs pantry and storage.
- o Floor cabinets with quartz worktop.

The kitchen leads into the

EXTENSION DINING ROOM

7'2" x 13'1"

Stylish dining space with underfloor heating and wall and floor units which match the kitchen. The extension has a roof lantern window as well as dimmable led spotlights and under cabinet lighting. Double glazed, double sliding doors with integrated Venetian blinds lead to the garden lower patio area.

CLOAKROOM/WC

Convenient additional downstairs facility.

FIRST FLOOR

BEDROOM ONE

10'7" x 13'1"

Spacious main bedroom with double glazed sash windows leading to:-

DRESSING AREA

with built-in wardrobes.

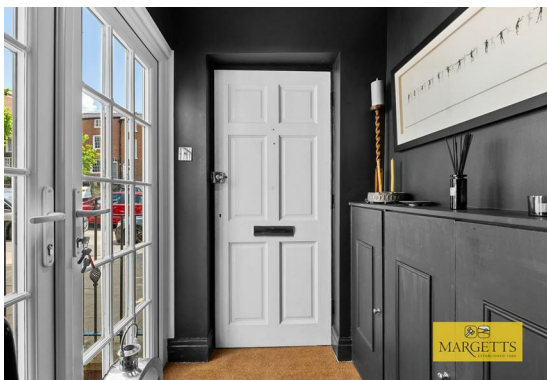


ENSUITE BATHROOM
with bath and shower over.

BEDROOM TWO
13'1" x 7'8"
Generous double bedroom with double glazed windows and en-suite shower room.

SECOND FLOOR

BEDROOM THREE
13'1" x 10'8"
Bright, double bedroom with double glazed sash windows.



BEDROOM FOUR
9'8" x 8'6"
Double bedroom with double glazed windows, large mirrored wardrobes and further storage cupboard/wardrobe.



FAMILY BATHROOM

modern suite with double shower, integrated wash basin and WC.

OUTSIDE SPACE

FRONT

Attractive paved veranda with cast iron railings.

REAR GARDEN

Fully landscaped tiered garden featuring:

- o Sandstone entertaining areas
- o Planted borders
- o Rear gated access

GARAGE AND OUTBUILDING

GARAGE

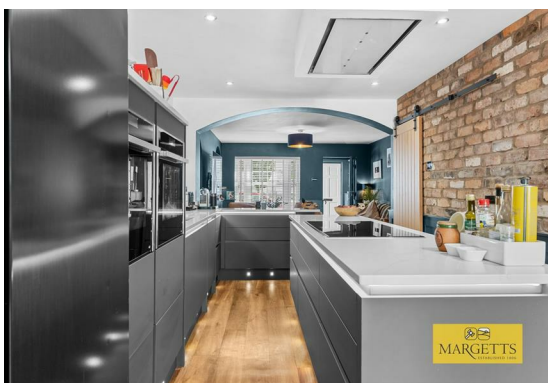
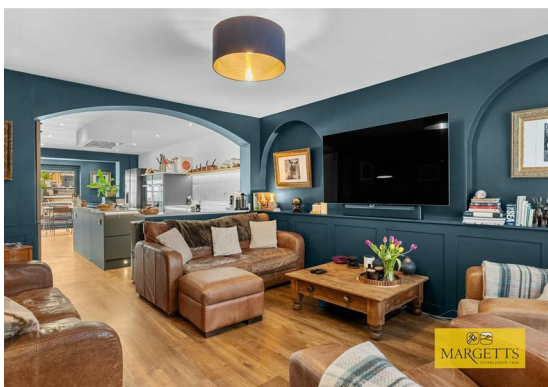
16'8" x 9'5"

- o Electric roller shutter door
- o Power and lighting
- o Internal access to garden

OUTBUILDING

4'11" x 3'4"

Useful brick-built storage space.



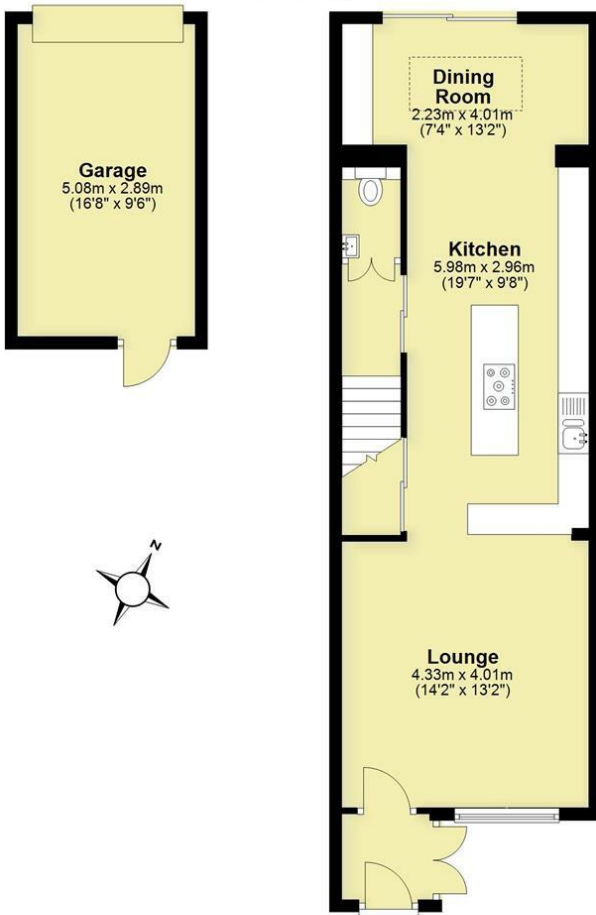


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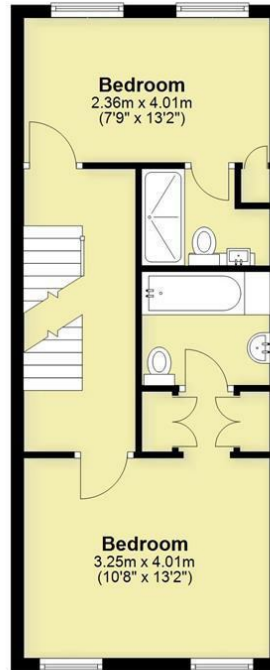
Ground Floor

Approx. 53.2 sq. metres (572.8 sq. feet)
(excluding Garage)



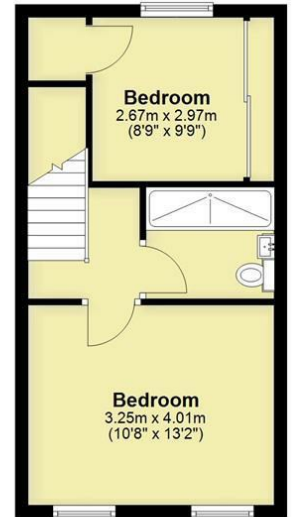
First Floor

Approx. 41.7 sq. metres (449.3 sq. feet)



Second Floor

Approx. 31.8 sq. metres (342.4 sq. feet)



Total area: approx. 126.8 sq. metres (1364.6 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(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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