



Three bedroom period mid terrace

24 Guys Cliffe Terrace
Warwick
CV34 4LP


MARGETTS
ESTABLISHED 1806
Guide Price £380,000

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***OPEN HOUSE SATURDAY
3RD AM OCTOBER ***

SENSIBLY PRICED *** CALL
TO RESERVE YOUR TIME ***

A rare opportunity to acquire a period townhouse, set in a highly regarded and sought-after residential neighbourhood, extremely convenient for Coten End School, Myton School, Warwick Railway Station, Warwick Hospital and of course the Town Centre. This elegant terraced property provides accommodation arranged over four levels, including the cellar.

Arched recess porch and front door opens into the

RECEPTION HALL

with radiator, feature period arch and picture rail.

REAR DINING ROOM/SITTING ROOM

14'6" max x 11'9"

with fire setting, fitted full height cupboard flanking the chimney breast, picture rail and radiator.

LOUNGE - FRONT

12'2" max excluding bay x 10'10" max

with fire setting, radiator and double glazed window to the front.

KITCHEN

11'10" x 8'9"

with roll edge work surfacing incorporating single drainer, stainless steel sink with mixer tap and base units beneath leaving space for appliances with plumbing for washing machine, further work surfacing to the other wall with inset four ring gas hob, base units beneath and larger cupboards one incorporating the fridge and freezer, the other incorporating the oven and microwave. Range of wall cupboards incorporating cooker hood, with downlighters, two double glazed windows to the side, and tiled floor.

GROUND FLOOR SHOWER ROOM

with fully tiled shower cubicle, wash hand basin with mixer tap and cupboard beneath, low-level WC, radiator, tiled areas, obscured double glazed window and extractor fan.

Staircase proceeds down to the

CELLAR

12'3" excl. bay x 10'11" max

Staircase from the reception hall proceeds

FIRST FLOOR

BEDROOM ONE - FRONT

14'4" max x 12'2"

with two double glazed windows to the front, radiator, closed fire setting, and door opening to

ENSUITE SHOWER ROOM

with fully tiled shower cubicle having adjustable shower, small wash hand basin, and low-level WC.

BEDROOM THREE

7'9" max red' to 6'10" x 6'0" max'

This room is currently used as a kitchenette and has a radiator, double glazed rear window and sink with mixer tap.



SPACIOUS FAMILY BATHROOM

with large bath with adjustable shower over, low-level WC, wash hand basin, tiled floor, part tiled walls, and heated towel rail.

Staircase from the first floor proceeds up to the

SECOND FLOOR

LARGE ATTIC BEDROOM

27'8" max (*red to 16'4") x 15'10" max red 16'4"

This is the floor area and at approximately shoulder height of a 6 foot person the room measures 4.66m x 3.38m maximum with double glazed roof light, radiator, closed period fireplace and door opening to cupboard housing the gas fired combination central heating boiler.





OUTSIDE

TO THE FRONT OF THE PROPERTY

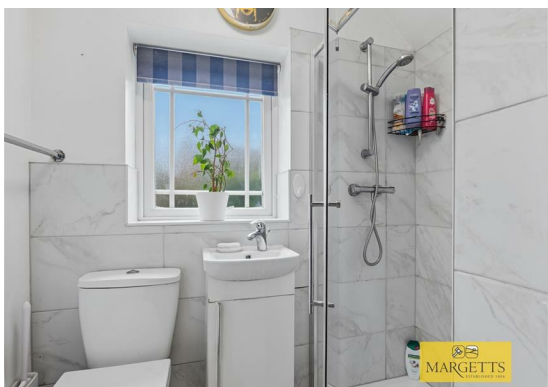
there is a neat fore garden set behind a low retaining garden wall with tiled path leading to the front of the property.

REAR GARDEN

The attractive rear garden has a patio area and lawn presently laid to Astroturf. Further patio area at the bottom of the garden.

GENERAL INFORMATION

The property is freehold and all main services are connected.





24 Guys Cliffe Terrace, Warwick, CV34 4LP



Ground Floor

Approx. 49.2 sq. metres (529.8 sq. feet)
(excluding unnamed room)

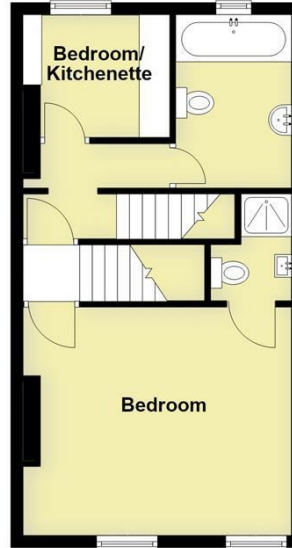


Total area: approx. 137.9 sq. metres (1484.4 sq. feet)

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

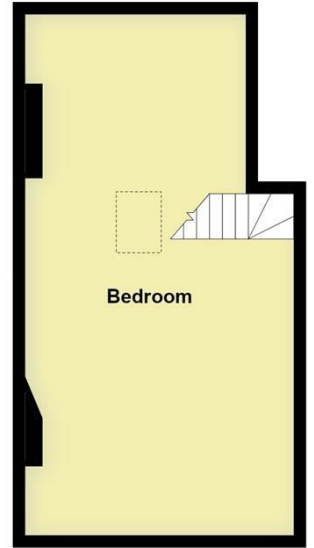
First Floor

Approx. 37.5 sq. metres (404.1 sq. feet)



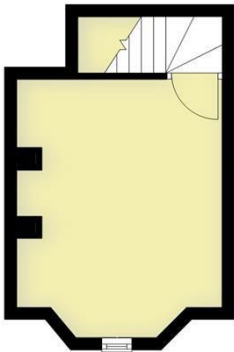
Second Floor

Approx. 35.2 sq. metres (379.3 sq. feet)



Basement

Approx. 15.9 sq. metres (171.3 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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