



Character 3 bed property.

The Old Tap Back Lane
Warwick
CV34 4BZ


MARGETTS
ESTABLISHED 1806

Price Guide £925,000

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*** NOW UNDER OFFER *** A highly interesting and significant detached property for sale in the heart of the county town dating back hundreds of years and offering 2,700 square-foot accommodation including a DOUBLE GARAGE, walled garden, flexible accommodation. Offered with no upward chain, considerable interest is anticipated.

Front door opens into

RECEPTION HALL

with laminate flooring, exposed timbers, and under stair storage cupboard.

CLOAKROOM

with low-level WC and wash hand basin.

SUPERB L SHAPED LOUNGE

28'11" x 14'8" max down to 12'0"

Partly beamed, radiators, open fire and windows to three sides and sliding double glazed patio doors onto the walled garden.

BEAMED DINING ROOM

17'1" x 12'2"

with exposed timbers, window to the front, radiator and wiring for two wall lights.

SNUG

12'11" max x 8'3" max

with radiator and secondary glazed rear window and exposed timbers.

LARGE BREAKFAST KITCHEN

24'3" max x 10'9" max, red' to 7'4"

Featuring a large fitted Aga, work surfacing with one and a quarter bowl single drainer sink unit with mixer tap and a Neff four ring gas hob with electric AEG cooker under. Comprehensive range of base units and eyelevel cupboards together with tiled splashbacks, tiled floor, window to the side, further window to the rear garden and door to the

UTILITY ROOM

10'6" max red' to 7'10" x 7'4"

with sink and wooden drainer, space for washing machine under, base cupboards and eyelevel wall cupboards, radiator, tiled floor, window and door to the rear garden, wall mounted Worcester gas fired central heating boiler.

Staircase from the reception hall leads to the first floor landing.

MASTER BEDROOM SUITE

BEDROOM ONE

15'0" x 12'0" max down to 9'8"

with window to the front, second glazed window to the side and radiator.

DRESSING ROOM

12'1" max inc. ward x 4'8"

with storage, radiator, and the measurements include a full height mirrored, fitted wardrobe with hanging rail and shelf. Access to roof space.



ENSUITE BATHROOM

with panelled bath, mixer tap, wash hand basin in vanity unit with mixer tap, low-level WC, exposed timber, window with shutters and shaver point.

BEDROOM TWO

16'10" x 12'1"

with tall elevated ceiling having exposed timbers, radiator, window to the front overlooking the Castle Estate, and window to the rear.

BEDROOM THREE

12'11" x 8'0"

with radiator and double glazed French doors.



REFITTED SHOWER ROOM

has a fully tiled shower cubicle, low level WC with concealed cistern, wash hand basin with mix tap with vanity unit below, full height tiling on all walls, tiled floor, heated towel rail, and doors opening to airing cupboard with slatted wood shelving and insulated hot water cylinder.



LARGE DOUBLE GARAGE

with electrically operated up and over door, electric light, power and door into the garden. From the garage a door opens to a

Staircase rising to the

IMPRESSIVE FIRST FLOOR STUDIO

18'11" to under eaves x 16'8" max, down to 11'9"

with double glazed roof lights, two double panel radiators, and door opening to fitted cupboard.

ENSUITE BATHROOM

has a panel bath, wash hand basin, low-level WC, radiator, shaver point, extractor fan and double glazed Velux roof light.

OUTSIDE

GARDENS

This property is perfect for Town Centre living being situated in the centre of the county town. There is a charming and secluded wall garden with patio, lawn, raised patios and small timber garden shed.

GENERAL INFORMATION

The property is in the Warwick Conservation Area.

We understand all main services are connected.

We believe the property to be freehold.

Council Tax Band G.

We are led to believe the room above the garage is a bedroom and we are awaiting the planning documents to confirm this. If you are travelling a long way and this is an important feature for you, please contact the office before travelling.



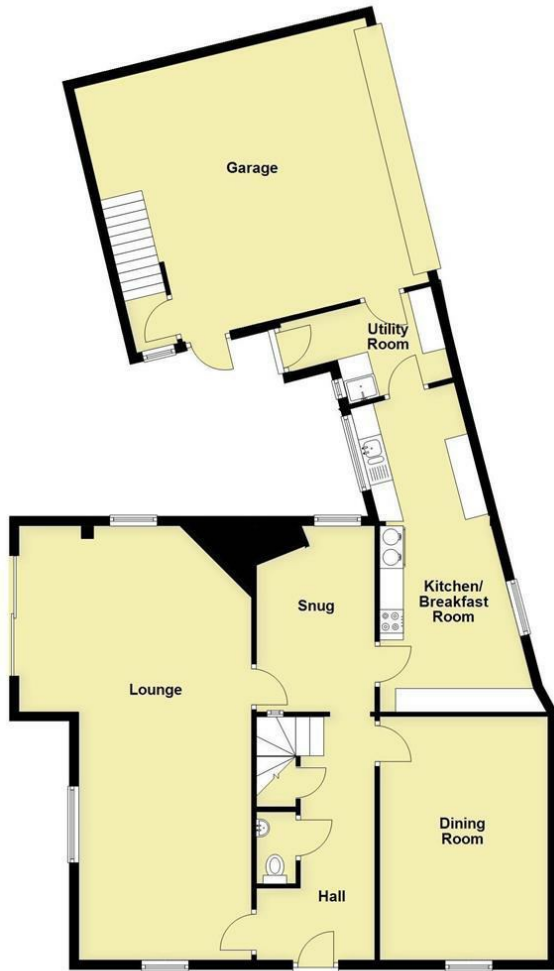


The Old Tap Back Lane, Warwick, CV34 4BZ



Ground Floor

Approx. 144.5 sq. metres (1555.1 sq. feet)



First Floor

Approx. 109.2 sq. metres (1175.4 sq. feet)



Total area: approx. 253.7 sq. metres (2730.5 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	63	72
England & Wales	EU Directive 2002/91/EC	

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