



Two bed, mid terraced home

30 Antelope Gardens
Warwick
CV34 5RR


MARGETTS
ESTABLISHED 1806

Price Guide £275,000

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A very rare and exciting opportunity to acquire a spacious, two bedroom, mid terraced home, backing onto playing fields and enjoying a quiet cul-de-sac setting. The property is within easy reach of Warwick Town Centre, the A46, Warwick Parkway Station and Warwick Hospital. Offered with no upward chain too!

Canopy porch and double glazed front door opens into the

SPACIOUS RECEPTION HALL

with radiator, shelved storage cupboard off and further door opening into a cloaks cupboard.

REAR LIVING ROOM

16'11" max x 12'10" max

with double glazed rear window and door to the garden, radiators, wall light, and television aerial point.

REFITTED KITCHEN

10'0" max x 8'3" max

with a modern range of units incorporating roll edge work surfacing and having inset four ring electric hob, single drainer stainless steel sink unit with mixer tap, range of base units beneath leaving space and plumbing for washing machine and space for a tall larder style fridge freezer, eye level wall cupboard and cooker hood, further shelved storage cupboard, radiator, double glazed window to the front, splashback areas, and additional large storage cupboard.

Staircase from the reception hall leads to the first floor landing with radiator and access to the roof space. Off the landing there is a further storage cupboard, and additional airing cupboard housing the Worcester gas fired central heating boiler.

MASTER BEDROOM - REAR

5.18m max into wardrobe reducing to 3.36m x 2.73m with double glazed window affording views across the rear park, central heating radiator, and the measurements include a double door, fitted wardrobe with hanging rail and shelf.

BEDROOM TWO - FRONT

14'1" x 10'11" reducing to 8'3"

with double window to the front and radiator.

BATHROOM

has a white suite with panel bath having adjustable shower over and separate wash hand basin, tiled splashback areas, obscured double glazed window and radiator.

SEPARATE TOILET

with low-level WC.



OUTSIDE

TO THE FRONT OF THE PROPERTY

there is a neat fore garden with shaped lawn, shrubbery borders and large paved patio area.

BIN STORE

LARGE BRICK BUILT STORE

6'5" x 4'11"
with electric light and shelves.

REAR GARDEN

enjoys a shaped lawn and perimeter borders with paved patio and access to a built-in storage cupboard.





30 Antelope Gardens, Warwick, CV34 5RR



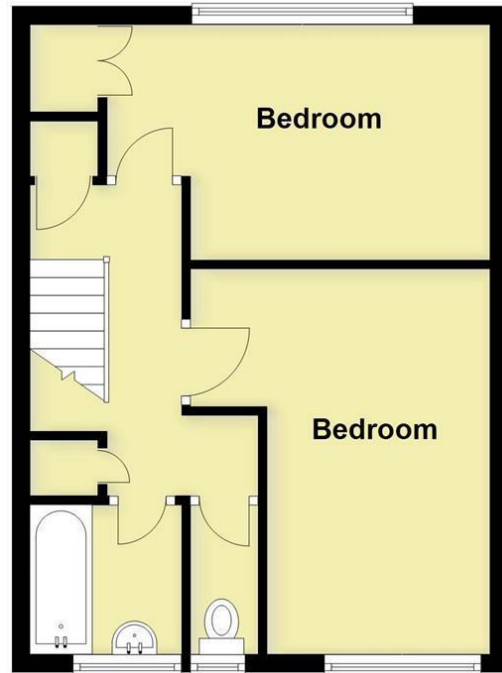
Ground Floor

Approx. 38.8 sq. metres (418.1 sq. feet)



First Floor

Approx. 36.5 sq. metres (392.7 sq. feet)



Total area: approx. 75.3 sq. metres (810.8 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		
England & Wales	EU Directive 2002/91/EC	

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