



**3 Bed
Bungalow - Detached
located in**


MARGETTS
ESTABLISHED 1806

41 Spinney Hill
Warwick
CV34 5SL



Price Guide £450,000

A large detached three bedroom bungalow occupying a large plot with plenty of off-road parking, and three bedrooms. Lounge/Diner, Conservatory, Breakfast Kitchen, 4 piece Bathroom, and we believe potential to extend, subject to planning permission. Requires updating and modernisation. Sensible price - great opportunity - much interest expected.

Entrance

Recessed porch with double glazed front door, and matching side window, opens into the:

"L" shaped Reception Hall

with double doors opening to an Airing Cupboard with, slatted wood shelving, gas fired central heating boiler and insulated hot water cylinder.

The "L" shaped Lounge/Dining room

20'2" x 14'2" red' to 12'9"

with double glazed bow window to the front, three double panel radiators, fire setting with hearth and surround. Double glazed sliding patio doors opening to:

Rear Conservatory

7'2" max' by 9'6" max'

with double glazed windows and door to the rear garden.

The Breakfast Kitchen

12'4" max' reducing to 10'2" x 11'9"

with tiled work surfacing extending around the room, incorporating a one and a quarter bowl sink unit with mixer tap and a four ring gas hob. Base units beneath also forming a breakfast bar. Range of eye-level wall cupboards. Housing suitable for a freestanding fridge/freezer, double glazed window and door to the rear garden, and further door opening to a shelved pantry cupboard.

Bedroom One - Front

17'11" x 11'6"

with double glazed bow window and single panel radiator.

Bedroom Two - Rear

11'7" x 9'10"

with double panel radiator and window overlooking the rear garden.

Bedroom Three - Side

9'8" x 9'8"

with double glazed window and radiator.

Bathroom

has a white suite with panelled bath having mixer tap, and hand held shower attachment over, wash hand basin, low-level WC, separate shower cubicle with a Mira adjustable shower. Tiled floor and tiled walls, obscured double glazed window. Shaver point.

Outside

to the front of the property, there is a driveway providing parking and giving access to the garage. There are lawned gardens and perimeter borders stocked with shrubs, plants and hedgerow.

Attached Single Garage

with up and over door.

Rear Garden

there is a large paved patio with steps leading up to an elevated lawned garden with rockeries and borders stocked with shrubs and plants. The rear of the property backs onto The Spinney and enjoys a lovely private aspect.

GENERAL INFORMATION

The property is freehold and all we understand all mains services are



connected.
The property is in a smokeless zone.







41 Spinney Hill, Warwick, CV34 5SL





Total area: approx. 122.2 sq. metres (1315.2 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		75
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

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