



## Rare three bedroom duplex

The Bakery 1 Crompton Street  
Warwick  
CV34 6HJ



**MARGETTS**  
ESTABLISHED 1806

Price Guide £265,000

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An individual townhouse with small garage. The property offers flexible accommodation with three bedrooms, living room, kitchen, bathroom and separate cloak room. Located right in the heart of the county town with easy access to the walks around Warwick racecourse

Gated access into the reception with staircase rising to the first floor landing.

Private door opens into the property.

#### RECEPTION HALL

with large storage cupboards.

#### FULL WIDTH LOUNGE DINING ROOM

17'8" red' to 14'2" x 11'3" max' red' to 3'11"

with two radiators, and two sealed unit double glazed windows to the front.

#### KITCHEN

9'6" max x 7'8"

with roll edge work surfacing and single drainer, stainless steel sink, inset four ring gas hob with base units beneath and space and plumbing for washing machine, electric oven and range of wall units with cooker filter, wall mounted gas fired central heating boiler, extractor fan, radiator and recently installed double glazed window to the rear.

#### BEDROOM THREE/DINING ROOM

9'6" x 9'5"

with recently installed double glazed sash window to the rear, radiator and aerial point.

Staircase proceeds to the second floor landing with access to the roof space. Off the landing is a storage cupboard.

#### UPSTAIRS WC

with low level WC, wash hand basin and extractor fan.

#### FULL WIDTH MASTER BEDROOM

17'7" x 11'9" max' reducing to 8'6"\*

(\*Please note that the measurements include under the eaves). With sealed unit double glazed dormer windows to the front, two radiators and above the bulkhead is an over staircase cupboard.

#### BEDROOM TWO

10'6" max inc. wards x 9'3" under eaves

with newly installed double glazed window, radiator, and the measurements include two door fitted wardrobe.



### **BATHROOM**

with white panelled bath having an adjustable shower with screen over and wash hand basin, shaver point with light and low-level WC, extractor fan, radiator and newly installed double glazed rear window.

### **OUTSIDE**

### **GARAGE**

14'4" x 9'3"

with front doors on rollers giving access by moving the doors to the left-hand side, electrics, power and plumbing for washing machine.

### **GENERAL INFORMATION**

We understand that all mains services are connected.

This property is called The Bakery and is Leasehold with a lease of 999 years lease starting on 4th November, 1994.

The property is in Warwick's conservation area.



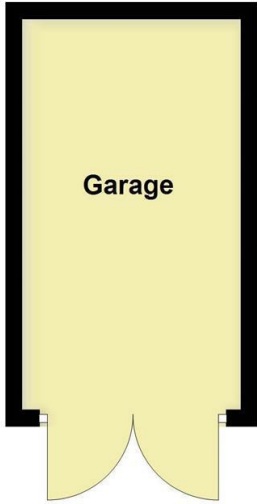


**The Bakery 1 Crompton Street, Warwick, CV34 6HJ**





**Ground Floor**



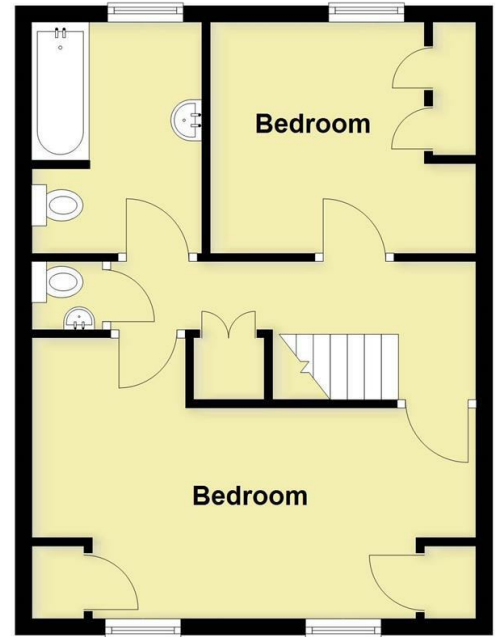
**First Floor**

Approx. 36.9 sq. metres (396.7 sq. feet)



**Second Floor**

Approx. 39.2 sq. metres (422.5 sq. feet)



**Total area: approx. 76.1 sq. metres (819.2 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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