



Three bed, link detached bungalow

78 Fields Court
Warwick
CV34 5HP



MARGETTS
ESTABLISHED 1806

Price Guide £285,000

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Rarely seen on the open market, a delightful opportunity to acquire a three bedroom, two reception room, link detached bungalow nestled in the heart of an award-winning development with views across the beautiful central green. The property enjoys a larger than average single garage. No upward chain. Viewings are warmly recommended to fully appreciate the accommodation and setting.

Path leads to the double glazed front door which leads into the reception porch.

RECEPTION HALL

with access to the roof space and electric night storage heater. Door opens to a storage cupboard and airing cupboard with slatted wood shelving and hot water tank.

FITTED KITCHEN

11'0" x 7'8"

with roll edge work surfacing extending around the room with inset four ring electric hob and one and a quarter bowl, single drainer sink unit with mixer tap, range of base units, space for washing machine and slimline dishwasher, range of eyelevel wall cupboards and cooker filter. Range of tall larder cupboards incorporating the electric oven and grill and fridge and freezer, and pull out spice rack. Tiled areas, double glazed window and serving hatch to the dining room.

DINING ROOM

12'0" x 11'5"

with electric night storage heater, high ceiling and double glazed windows.

IMPRESSIVE LOUNGE

16'1" x 12'1"

with high ceilings, full height double glazed picture window affording attractive views over the central green, hearth with electric fire and further night storage heater.

BEDROOM THREE/STUDY - REAR

7'5" x 6'5"

with double glazed window.

BEDROOM ONE - REAR

9'11" x 10'5"

with double glazed window and the measurements exclude two double door built-in wardrobes.

BEDROOM TWO - FRONT

10'0" x 8'11"

with electric night storage heater, large double glazed window and the measurements exclude a single door built-in wardrobe.



BATHROOM

with panelled bath and adjustable hand shower over, wash hand basin, low-level WC. tiled areas, extractor fan, wall mounted electric heater, and obscured double glazed window.

OUTSIDE

Fields Court can be found between the Coventry Rd and Cliffe Way. The Bungalow is set in the centre of the development and benefits from a delightful central green.

PRIVATE PATIO GARDEN

The property enjoys it's own private patio garden too.

LARGER THAN AVERAGE GARAGE

with up and over door.

GENERAL INFORMATION

All mains services are connected except for gas.

This is a leasehold property with a Lease of 999 years starting from 14th December, 1964.

We understand a service charge of approximately £65 per month is charged for the upkeep of the communal areas.

PLEASE NOTE:- This property is sold with both titles, the freehold and the leasehold.





78 Fields Court, Warwick, CV34 5HP



Ground Floor

Approx. 78.2 sq. metres (841.6 sq. feet)



Total area: approx. 78.2 sq. metres (841.6 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			76
(55-68) D			
(39-54) E			
(21-38) F		25	
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

CONTACT

12 High Street
Warwick
Warwickshire
CV34 4AP

E: sales@margetts.co.uk

T: 01926 496262

www.margetts.co.uk

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