



**3 Bed  
House  
located in**

**33 Antelope Gardens  
Warwick  
CV34 5RR**



**MARGETTS**  
ESTABLISHED 1806

**Price Guide £290,000**

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UNDER OFFER... Deceptively spacious, with plenty of built-in storage, this delightful three bedroom, end of terrace occupies a beautiful spot at the end of a popular cul-de-sac setting with park land to the side. Through lounge/dining room, fitted kitchen, double glazing and gas central heating. No upward chain.

Front door opens into the

#### RECEPTION PORCH

with double glazed windows.

#### STORAGE/UTILITY

6'6" x 4'0"

with shelving and plumbing for washing machine.

#### INNER RECEPTION HALL

with radiator, double glazed window, and doors off to deep walk-in storage cupboard.

#### DOWNSTAIRS CLOAKROOM

with low level WC, wash hand basin, tiled areas, radiator, obscured window and fitted cloaks cupboard.

#### THROUGH LOUNGE/DINING ROOM

19'2" x 11'11"

with double glazed windows to both the front and the rear, two central heating radiators, television point, French door to the rear patio and garden. Return door to the

#### REFITTED KITCHEN

10'6" x 11'6" inc. door recess reducing to 8'2"

with wood effect roll edge work surfacing incorporating a four ring electric hob and single bowl sink with mixer tap. Base units beneath with space suitable for refrigerator and space and plumbing for washing machine or dishwasher and integrated electric oven. Range of eye level wall cupboards including cooker hood, door to entrance hall, rear window, double panel radiator, alcove opening to a storage area useful for a large style fridge freezer, further double doors opening to a large under stairs storage cupboard.

Staircase from the reception hall proceeds to the first floor landing with radiator and access to the roof. Off the landing there is a cupboard with slatted wood shelving.

#### BEDROOM ONE - FRONT

11'11" x 9'5"

with double glazed window, radiator and the dimensions exclude a double door built-in wardrobe with hanging rail and shelves.

#### BEDROOM TWO - FRONT

12'2" x 8'2"

with double glazed window, radiator and the dimensions exclude a single door over stairs built in wardrobe with hanging rail and shelf.

#### BEDROOM THREE - REAR

10'1" max x 7'1"

with radiator and double glazed rear window and single door built-in shelved cupboard.

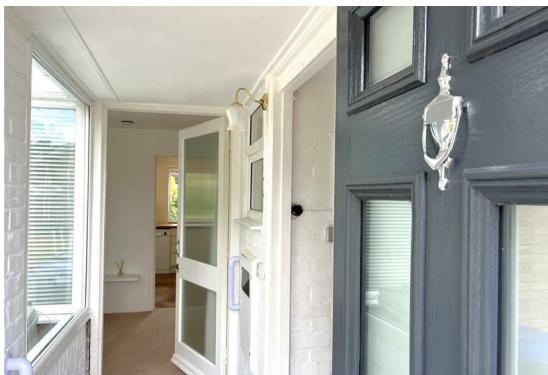
#### UTILITY ROOM/STORE

3'11" x 3'4"

with window to the rear and wall mounted Bosch gas central heating boiler.

#### BATHROOM

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



### FRONT GARDEN

The property sits at the end of a popular cul-de-sac setting with fore garden and path leading to the front door.

### REAR GARDEN

To the rear of the property there is a larger than average garden with patio areas, shrubs and flowerbeds and timber garden shed.

### STORE

There is also a single door integrated garden store built into the rear of the house.

### GENERAL INFORMATION

We believe the property to be freehold and all mains services are connected.







**33 Antelope Gardens, Warwick, CV34 5RR**



## Ground Floor

Approx. 48.7 sq. metres (524.5 sq. feet)



## First Floor

Approx. 42.5 sq. metres (457.9 sq. feet)



Total area: approx. 91.3 sq. metres (982.4 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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