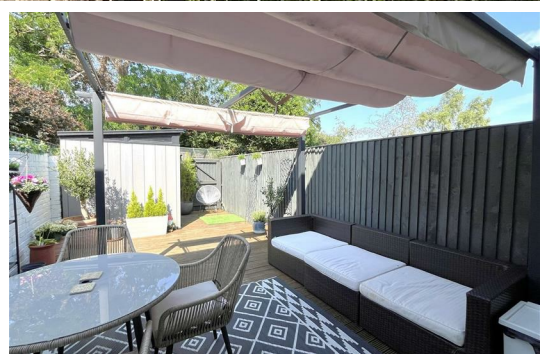




Two bed, townhouse

16 Fields Court
Off Cliffe Way
Warwick
CV34 5HP


MARGETTS
ESTABLISHED 1806

Price Guide £295,000

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**** UNDER OFFER **** A beautifully presented, stylish award-winning townhouse, set in a popular residential location, offering well planned and spacious accommodation at a sensible price. With two good double bedrooms and loft (Worth a personal visit - See our Video!). The property also enjoys a delightful through living room/kitchen, garage and storage, attractive garden and re-fitted family bathroom.

RECESS PORCH

with double glazed front door opening into the

RECEPTION VESTIBULE

with radiator and staircase rising to the first floor landing.

OPEN PLAN LOUNGE/DINER/KITCHEN

30'6" x 11'9" reducing to 8'6"

This is a very impressive open plan space.

KITCHEN AREA

with a superb modern refitted range of units, work surfacing with base units beneath, eye level wall cupboards, cooker hood and tall larder cupboard incorporating the integrated fridge and freezer, integrated dishwasher, electric hob and integrated electric oven. (Please note the integrated washing machine will be removed upon sale). Contemporary tall radiator.

DINING AREA

with wood effect flooring.

DELIGHTFUL LIVING AREA

again with wood effect flooring, downlighters and sliding patio door opening through to the rear garden/patio.

Staircase from the kitchen area proceeds to the landing.

REFITTED FAMILY BATHROOM

has a "P" shaped bath with mixer tap and adjustable shower over, vanity unit with sink and cupboards beneath, concealed cistern and low-level WC., wood effect flooring, heated towel rail, extractor fan, downlighters, and tiled splashback areas.

MASTER BEDROOM - REAR

11'10" x 9'10"

with contemporary tall radiator, large double glazed window and the measurements exclude a two door built-in range of wardrobes.

Staircase from Bedroom One leads up to the

LOFT - SEE PHOTOS AND VIDEO!

11'5" x 10'4"

(Please note floor area is approximately 5m). With double glazed Velux roof light and wall mounted Worcester gas fired central heating boiler.

BEDROOM TWO - FRONT

11'10" x 9'1"

with large double glazed window, and contemporary style central heating radiator.



OUTSIDE

TO THE FRONT OF THE PROPERTY

there is a driveway providing parking and giving access to the

SINGLE GARAGE

13'5" x 8'2"

which has been split to provide a small storage area at the front and a further storage area at the back.

REAR GARDEN

The garden is charming with timber decking, an easy to maintain patio area and small garden shed. (Pergola is not included in the sale).

The property is leasehold with a 999 year lease starting from 25th December, 1971.

Ground rent we believe is £10 per year.





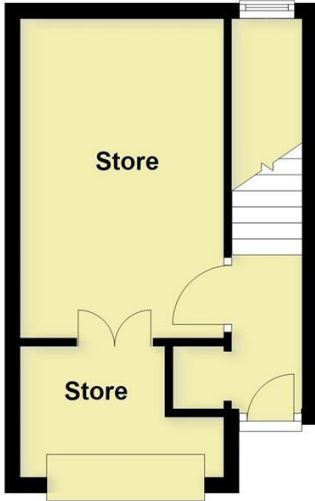
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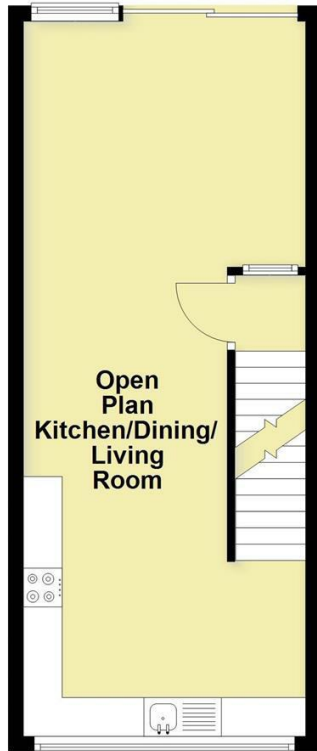
Ground Floor

Approx. 20.7 sq. metres (222.5 sq. feet)



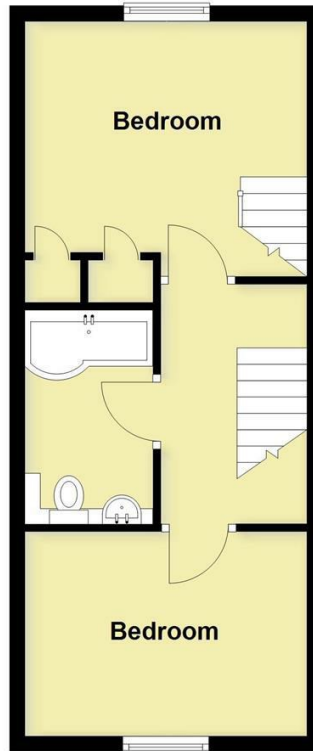
First Floor

Approx. 33.6 sq. metres (361.4 sq. feet)



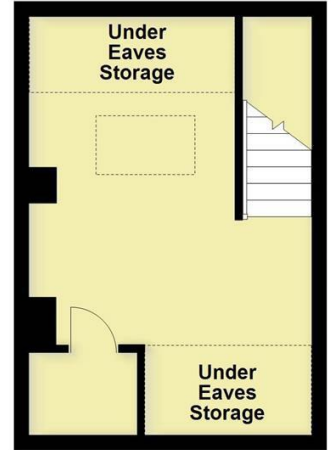
Second Floor

Approx. 33.6 sq. metres (361.4 sq. feet)



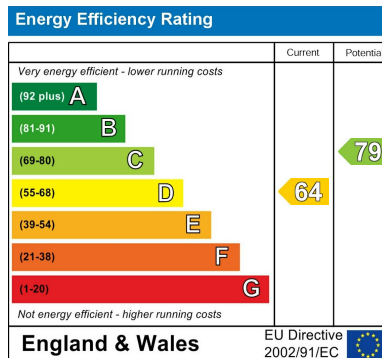
Loft

Approx. 19.6 sq. metres (211.3 sq. feet)



Total area: approx. 107.5 sq. metres (1156.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



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