



2 Bed End of Terrace.

**31 Weston Close
Warwick
CV34 4NW**


MARGETTS
ESTABLISHED 1806

Price Guide £250,000

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A very spacious and centrally located end of terrace with gardens and off-road parking, requiring updating and improvement and offered with no upward chain. Superbly positioned near Coten End School, shops, St Nicholas Park and within easy access to Warwick Train Station and Hospital. Viewing warmly recommended.

Canony porch with door opening to bin store to the side and double glazed front door opening into the

RECEPTION HALL

with radiator.

BREAKFAST KITCHEN

13'10" x 8'10"

with single drainer sink unit, additional work surfacing with base units and plumbing for washing machine under., tall large cupboard, eyelevel wall cupboards, and radiator.

FULL WIDTH REAR LIVING ROOM

15'6" max x 12'2"

with double glazed rear door, window to the rear garden, fire, serving hatch back to the dining area, and double panel radiator.

Staircase from the reception hall leads to the first floor landing which has access to the roof space and off the landing there is a deep airing cupboard with slatted wood shelving and Zanussi gas fire central heating boiler. Further storage cupboard located above the bulkhead.

HUGE MASTER BEDROOM ONE

15'5" max x 12'3" max reducing to 8'9"

with windows to the rear and radiator. (It might be worth noting, this bedroom could be large enough to split into a single and small double but please check this with an architect for building regulations approval and the town planners first before making an offer if this property is of interest to you).

BEDROOM TWO - FRONT

13'10" max reducing to 10'11" x 8'8"

with radiator.

BATHROOM

has a white suite with panel bath having a Triton adjustable shower over, wash hand basin and wc with tiling to full height on walls and obscured single glazed window.

OUTSIDE

TO THE FRONT OF THE PROPERTY

there is a fore garden and block paved parking area with path to the front door.

Being on the end of the terrace, a timber garden gate gives access along the side of the property to the

REAR GARDEN

with paved patio, shaped lawn, established shrubs, and timber garden shed.

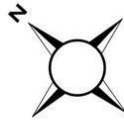
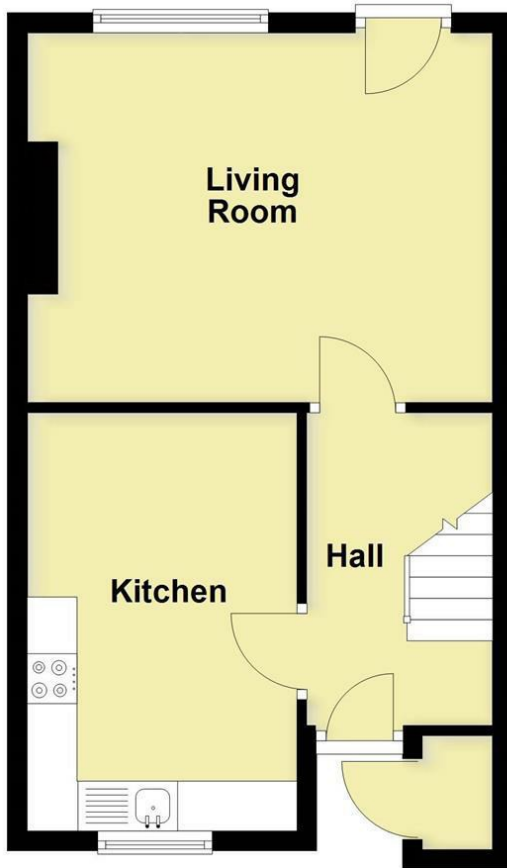
GENERAL INFORMATION

The property is freehold. We understand all mains services are connected.



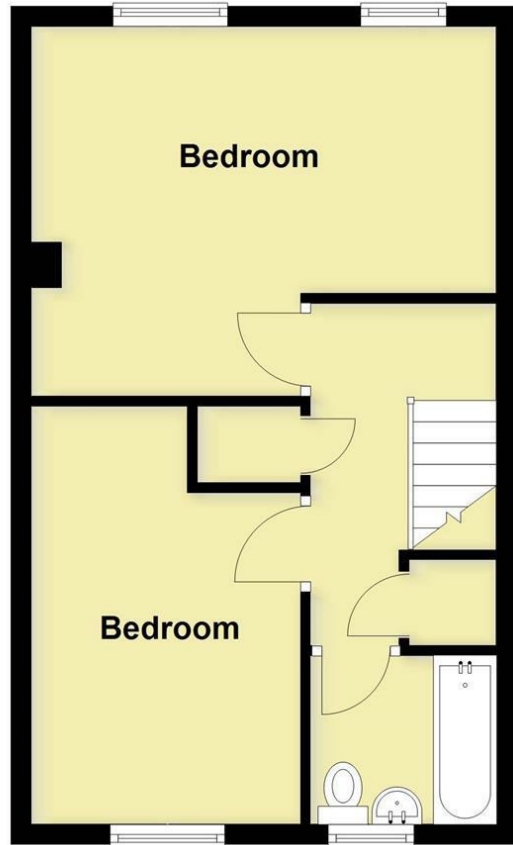
Ground Floor

Approx. 36.2 sq. metres (389.5 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.3 sq. feet)



Total area: approx. 73.6 sq. metres (791.7 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		73
(55-68) D	56	
(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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