



Well presented, three bedroom, mid-terraced home

14 Monks Way
Warwick
CV34 6HH



MARGETTS
ESTABLISHED 1806

Guide Price £280,000

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A well presented, three bedroom, modern terraced home very close to the town centre of Warwick and Warwick racecourse with easy access to the M40, A46 and Warwick Parkway Station. superb fitted dining kitchen, refitted bathroom and shower. Long rear garden, and Cul-De-Sac setting.

Front door with double glazed insert and matching double glazed side window opens into the

RECEPTION HALL

with tiled floor, radiator and large understairs storage area.

FULL WIDTH LOUNGE

14'11" x 11'0"

with tall radiator, TV aerial point, telephone point and double glazed French doors and matching side windows opening to the rear deck and garden.

FITTED KITCHEN

11'10" x 8'6"

with square edged work surfacing incorporating a one and a quarter bowl, stainless steel, single drainer sink unit with mixer tap and base units beneath, five ring gas hob and integrated ovens under. Space for washing machine and tumble dryer, range of eye level wall cupboards, space for larger style fridge/freezer, downlighters, wall cupboards with cooker filter hood, wall cupboard housing the gas central heating boiler and tiled floor. Some appliances could be available at separate negotiation.

Staircase from the entrance hall proceeds to the first floor landing with access to the roof space.

DOUBLE BEDROOM ONE - REAR

14'4" x 8'8"

with double glazed window, radiator, TV point and telephone point.

BEDROOM TWO - FRONT

11'2" x 5'11"

with radiator and double glazed window.

BEDROOM THREE - REAR

8'6" x 8'2"

with radiator and double glazed window.

BATHROOM

has a white suite with panelled bath and Triton adjustable shower over, wash hand basin, low-level WC, tiling to full height on all walls, obscured double glazed window and heated towel rail.

OUTSIDE

TO THE FRONT OF THE PROPERTY

there is a fore garden laid to chippings, with path leading to the front door.

REAR OF THE PROPERTY

There is a lawned rear garden with decking, raised shrubbery border and timber garden shed.

GENERAL INFORMATION

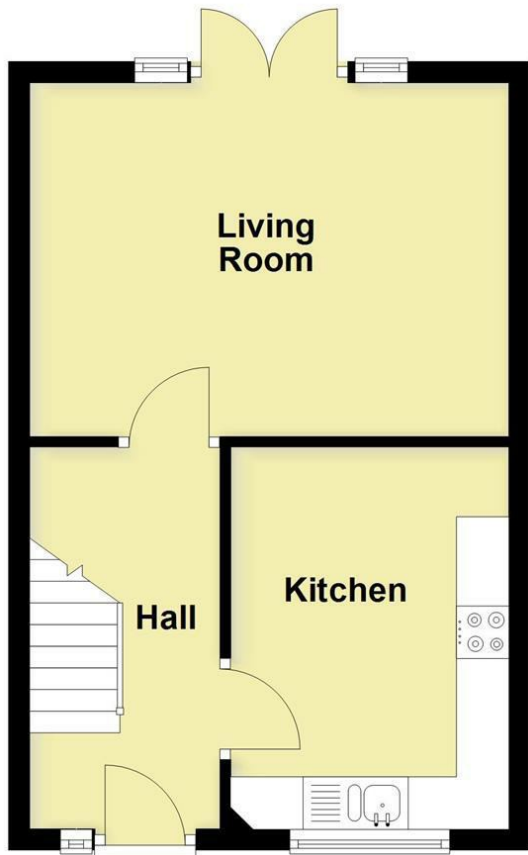
We understand the property is freehold and all mains services are connected.

Appliances available under separate negotiation.



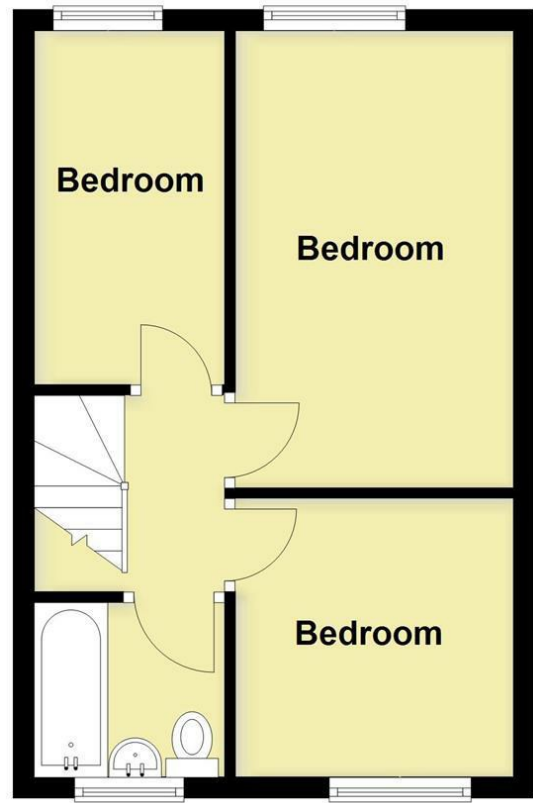
Ground Floor

Approx. 32.4 sq. metres (348.5 sq. feet)



First Floor

Approx. 32.4 sq. metres (348.5 sq. feet)



Total area: approx. 64.8 sq. metres (697.0 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		90
(69-80) C	70	
(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	

CONTACT

12 High Street
Warwick
Warwickshire
CV34 4AP

E: lettings@margetts.co.uk

T: 01926 496262

www.margetts.co.uk

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