







Two bed, mid-terraced home

53 Linen Street
Warwick
CV34 4DS

MARGETTS
ESTABLISHED 1806

Price Guide £275,000

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***** UNDER OFFER *** SOLD STC **** Offered with no upward chain, this charming two bedroom, mid-terraced town house enjoys location close to the town centre and bus station and also has easy access to the attractive walks around Warwick Race Course . The property benefits from two first floor bedrooms, charming through living room with wood burner, and double glazing and rear views over Hill Close Gardens. Viewing is warmly recommended.**

Front door opens into the

LOUNGE/DINING ROOM
25'10" x 11'3" max
with timber effect flooring, exposed brick chimney breast with wood burner and tiled hearth, double glazed windows and two double panel radiators.

FITTED KITCHEN
13'9" max x 7'1" max
with roll edge work surfacing incorporating a one bowl, stainless steel, single drainer sink unit with mixer tap, and base units beneath incorporating the dishwasher. Further range of base units and worktop with four ring, gas hob and electric oven. Larder cupboard suitable for fridge/freezer, range of eye-level wall cupboards, double panel radiator, sealed unit double glazed side window, single glazed door to the side.

INNER HALLWAY
with plumbing for washing machine.

GROUND FLOOR FOUR PIECE BATHROOM
with "P" shaped bath, tiled shower cubicle with adjustable shower, wash hand basin with mixer tap, low-level WC, extractor fan, tiled areas, and obscured double glazed window.

Staircase from the living room proceeds to the

LARGE FIRST FLOOR LANDING
which has access to the large roof space. (It is worth noting that the loft space has a radiator and subject to planning permission and building regulations approval there is potential for conversion).

BEDROOM ONE
11'1" x 11'2" max reducing to 9'2"
(the measurements include the fitted wardrobe and cupboards above) the room also benefits from a double panel radiator, and double glazed window.







BEDROOM TWO

6'8" x 5'7" max + 11'3" max x 4'6"
(the measurements include the wardrobe) with double glazed window affording views over Hill Close Gardens and beyond, radiator, wall mounted Worcester gas fire central heating boiler set in a mirrored cupboard with hanging rail and shelves.

OUTSIDE

TO THE REAR OF THE PROPERTY

there is a charming cottage style garden with block paved patio area, small shaped lawn, border stocked with shrubs, and rear gate.

SMALL TIMBER GARDEN SHED

GENERAL INFORMATION

The property is freehold and all main services are connected. There may be restrictions and covenants and we are awaiting a copy of the title documents.











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Ground Floor

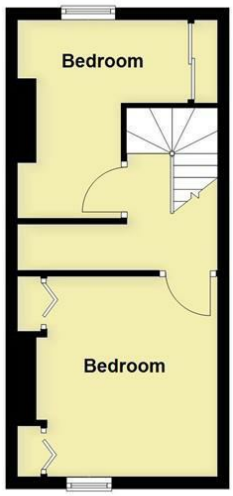
Approx. 43.0 sq. metres (462.6 sq. feet)





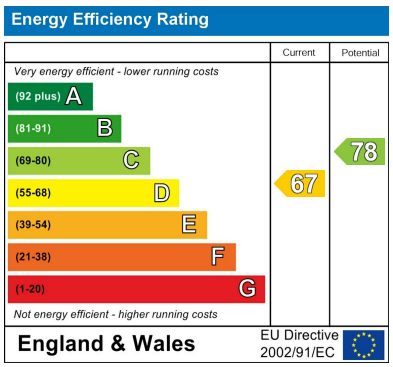
First Floor

Approx. 26.6 sq. metres (285.9 sq. feet)



Total area: approx. 69.5 sq. metres (748.5 sq. feet)

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



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