



Delightful, 2 bed, end of terrace.

36 Spring Pool
Warwick
CV34 4UR


MARGETTS
ESTABLISHED 1806

Guide Price £265,000

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Truly delightful, improved, end of terrace, located in a sought-after, well-maintained development, very close to the heart of central Warwick. The property offers two double bedrooms, fitted kitchen, lounge dining room and conservatory, and benefits from an allocated car parking. Viewing highly recommend. Available mid December 2026.

Steps lead up to covered porch with bin store to the side and front door opening into the

RECEPTION HALL

with radiator and under stairs storage cupboard.

FITTED KITCHEN

9'9" x 5'6"

with wood effect modern work surfacing extending around the room and incorporating a four ring gas hob and electric double oven under. Cupboards and space for appliances together with plumbing for washing machine. Single drainer sink unit with mixer tap and range of eye-level wall cupboards, one is glazed and sits above the serving hatch/breakfast bar wall, mounted Worcester gas fired central heating boiler, sealed unit double glazed front window and radiator.

LOUNGE DINING ROOM

15'5" x 12'2"

with radiator and sealed unit double glazed window and sealed unit French doors opening into the

CONSERVATORY

9'6" x 9'0"

with radiator, double glazed windows and door to the side.

Staircase from the reception hall proceeds to the first floor landing with sealed unit double glazed window to the side. Off the landing there is a linen cupboard with radiator and access from the landing to the roof space.

DOUBLE BEDROOM ONE - REAR

12'2" x 9'5"

with radiator and double glazed window.

BEDROOM TWO - FRONT

8'10" x 9'11"

with sealed double glazed windows, radiator and door opening to a large over stairs wardrobe with hanging rail and shelf.

BATHROOM

has a white suite with panel bath having an adjustable shower over, low level WC, wash hand basin with mixer tap and heated towel rail.

OUTSIDE

TO THE REAR OF THE PROPERTY

steps lead up to a terraced rear garden which is easy to maintain as it is laid mainly to patio. Timber garden gate to the side and timber garden shed.

GENERAL INFORMATION

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







36 Spring Pool, Warwick, CV34 4UR



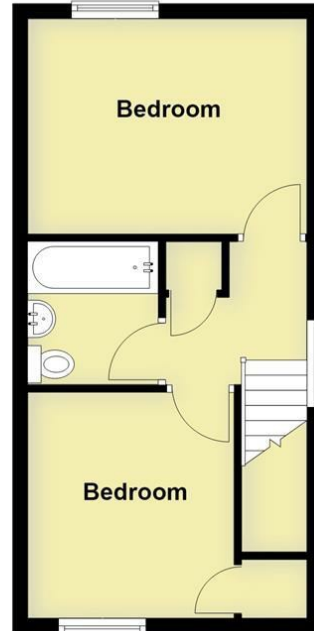
Ground Floor

Approx. 38.8 sq. metres (417.7 sq. feet)
(excluding (No_Title))



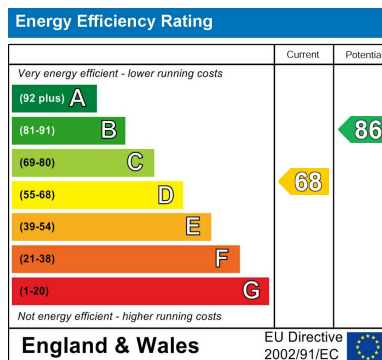
First Floor

Approx. 30.1 sq. metres (323.7 sq. feet)



Total area: approx. 68.9 sq. metres (741.3 sq. feet)

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



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