



**3 Bed
Semi-detached house located at**
35 Beauchamp Road
Warwick
CV34 5NU


MARGETTS
ESTABLISHED 1806

Price Guide £345,000

35 Beauchamp Road
Warwick
CV34 5NU



Price Guide £345,000

*** NOW SOLD STC **** SIMILAR NEEDED AS BUYERS WAITING **** A mature and attractive three bedroom semi detached home with large south easterly facing rear garden, enjoying off-road parking, two separate reception rooms, large rear conservatory and fitted kitchen. Double glazing, gas central heating and is offered with no upward chain.

the front door opens into the

Reception Hall

with laminate flooring, radiator and obscured double glazed window.

Lounge

13'11" x 12'4" max

with laminate flooring, fire setting with hearth, surround and gas fire, radiator and double glazed window to the front.

Rear Dining Room

12'5" x 11'0"

with laminate flooring, radiator, coved ceiling, door opening to a large shelved under stairs storage cupboard with double glazed window, and double glazed doors open into

Rear Conservatory

15'9" x 6'5"

with double French doors to rear garden, double glazed single door to the side, and tiled floor.

Fitted Kitchen

10'4" x 7'1"

with dark roll edge work surfacing extending around the room, incorporating a 1 1/4 bowl sink unit with drainer and mixer tap. The work surface also incorporates a gas cooker with a range of base units and level wall cupboards. Space and plumbing for washing machine and further space and plumbing for slimline dishwasher. Two cupboards incorporating the electric oven and grill. Double glazed window to the rear, laminate flooring and down lighters and under stairs storage cupboard housing the Logic wall mounted gas central heating boiler.

Staircase from the reception hall proceeds to the first floor landing with obscured double glazed window to the side.

Bedroom One - Rear

12'7" x 10'2" max

with double glazed rear window, coved ceiling, single panel radiator and access to the roof space.

Bedroom Two - Front

13'4" into bay x 10'1" max

with closed fire setting, laminate flooring, radiator and double glazed window.

Bedroom Three

9'10" x 5'1" excluding wardrobe recess

with laminate flooring, radiator and double glazed window.



Bathroom

has a white suite with panel bath having a mixer tap and a Triton adjustable shower over, low level WC and wash hand basin, full height tiling on all walls, heated towel rail, and double glazed window.

Outside

To the front of the property

there is a block paved garden which provides parking and with flower border to the side.

The Large Rear Garden

is mainly laid to lawn with paved patio adjoining the property and large timber garden shed.

At the side of the property

there is shared access to the gardens of this property and next door.

General Information

We believe the property to be freehold and all mains services are connected.





Viewings are strictly by prior appointment through the agents.





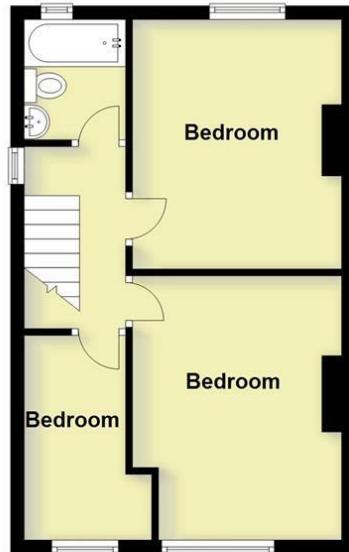
35 Beauchamp Road, Warwick, CV34 5NU



Ground Floor
Approx. 53.7 sq. metres (578.0 sq. feet)



First Floor
Approx. 36.3 sq. metres (390.6 sq. feet)



Total area: approx. 90.0 sq. metres (968.6 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		
(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



MARGETTS
ESTABLISHED 1806