



**3 Bed**

**Semi-detached house**

**located at**

35 Beauchamp Road  
Warwick  
CV34 5NU

  
**MARGETTS**  
ESTABLISHED 1806

**Price Guide £345,000**



35 Beauchamp Road  
Warwick  
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## 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) <b>A</b>	<b>60</b>	<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

## CONTACT

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