



7 Cranmer Grove

Warwick Gates, Warwick, CV34

Asking Price £469,950



A lovely Detached 4 bedroom house with En Suite and Garage. This property is presented as a blank canvas, having all the original kitchen and bathrooms, in good working order. Comprises a entrance porch leading to an entrance hall with staircase leading to the first floor, 2 Reception room. Kitchen breakfast, Cloakroom, Master and En Suite and family bathroom. Great access to New schools, M40, A46, Fosse, amenities and the train staion.



Draft - Council Tax E- EPC D

The details have not been check by the vendors as yet.

Entrance Hall

14' x 6'7 (4.27m x 2.01m)

Via Double Glazed metal clad door. Stairs to first floor, radiator, central heating thermostat, door to garage,,

Cloakroom

4'11 x 2'9 (1.50m x 0.84m)

Suite comprising low level WC, pedestal wash hand basin, radiator, extractor fan..

Kitchen Breakfast

14'7 x 9'3 (4.45m x 2.82m)

UPVC double glazed window to rear, Door to the side. Fitted kitchen with range of eye and base level units and drawers, one and a half bowl single drainer sink unit with mixer taps, decorative tile splash back, ample worktop surface. Built in appliances including gas hob with extractor hood above, electric fan assisted built over double oven, plumbing for an automatic washing machine & dishwasher, space for fridge freezer, radiator. Area for table and chairs, ceramic tile flooring.

Lounge

UPVC double glazed Bay window and French doors opening to the garden 2 radiators, Feature fireplace with mantle over and surround, raised hearth, living flame gas fire, glass panel doors to hall:

Dining Room

10'4 x 8'10 (3.15m x 2.69m)

UPVC double glazed window to front, power points, radiator. wood laminate flooring.

Landing

10'6 x 3'2 (3.20m x 0.97m)

Access to loft space, airing cupboard housing hot water cylinder doors to:

Bedroom 1

15'6 x 10'8 (4.72m x 3.25m)

UPVC double glazed window to front radiator, power points, and double mirror front wardrobes.

En Suite

8'6 x 5'4 (2.59m x 1.63m)

UPVC double glazed window to front, 3 piece suite comprising wash hand basin, Double shower cubicle, low level WC, part tiled walls, extractor fan, radiator, shaver point.

Bedroom 2

12'6 x 8'4 (3.81m x 2.54m)

UPVC double glazed window to rear, radiator, power points.

Bedroom 3

9'8' x 8'4 (2.95m' x 2.54m)

UPVC double glazed window to rear, radiator, power points, built in single wardrobe.

Bedroom 4

8'10 x 7'6 (2.69m x 2.29m)

UPVC double glazed window to rear, radiator, power points.

Bathroom

8'5 x 6'7 (2.57m x 2.01m)

UPVC double glazed window to side, 3 piece suite comprising panelled bath with mixer taps and shower

above, pedestal wash hand basin, low level WC, part tiled walls, extractor fan, radiator.

Garage

Up and over door, power and lighting, wall mounted conventional gas boiler supplying domestic hot water and central heating.

Front

Mainly laid to lawn to front, shrubs and borders, tarmac driveway providing off road parking for up to 2 cars, path to side with side access gate.

Rear

Mainly laid to lawn with a 2 Paved patio area second patio area with Pergola, shrubs and borders, power supply, side access via gate, bounded by panelled fencing.



Road Map



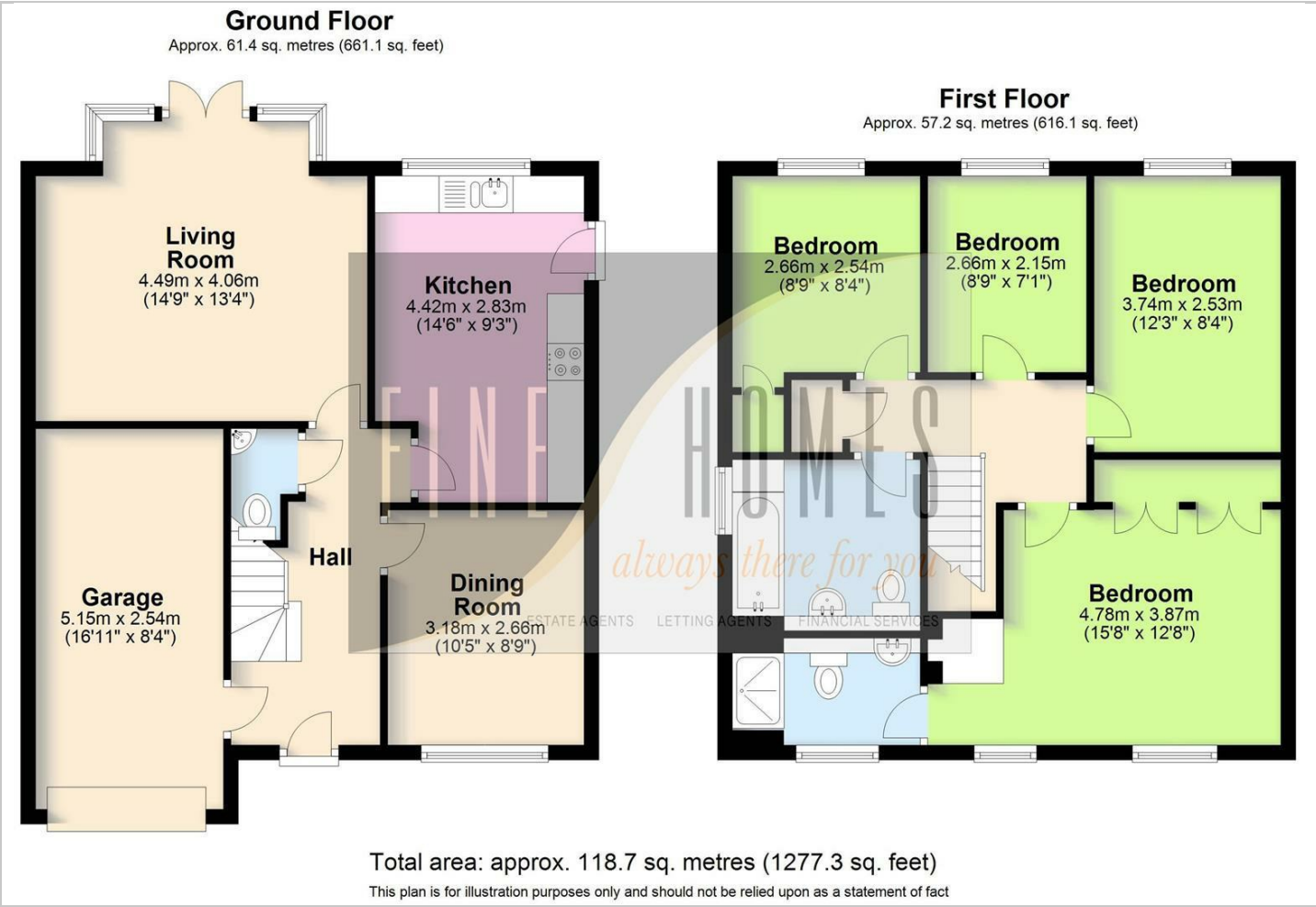
Hybrid Map



Terrain Map



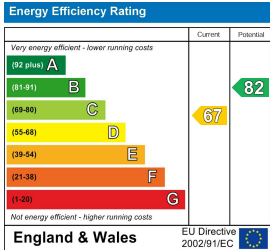
Floor Plan



Viewing

Please contact our Warwick Office
on 01926 888838 if you wish to arrange a viewing appointment for this
property or require further information.

Energy Efficiency Graph



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