



End of terrace 3 Bed

House

located at

1 Oken Court, Theatre
Street
Warwick
CV34 4DF



MARGETTS
ESTABLISHED 1806

Price Guide £379,500

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A very rare and exciting opportunity to acquire a three bedroom, end of terrace townhouse right in the heart of the county town with garaging and far reaching rear views. The property also benefits from a split level lounge/dining room, conservatory, sun lounge, fitted kitchen and cloakroom. The property is freehold and has no chain.

Newly installed double glazed front door opens into

RECEPTION VESTIBULE

with door opening to

INNER HALLWAY

with under stairs storage cupboard.

CLOAKROOM

with low level WC and wash hand basin.

FITTED KITCHEN

10'8" x 7'3"

with roll edge work surfacing extending around the room, incorporating sink and mixer tap and 4 ring gas hob. Range of base units and eyelevel wall cupboards, including cooker hood. Tall larder cupboard, including fridge and freezer, there is a double oven and space and plumbing for washing machine. Tiled splashback areas, radiator and serving hatch.

ROOMY OPEN PLAN SPLIT LEVEL LOUNGE, DINING ROOM

LIVING ROOM

18'10" max reducing to 15'4" x 11'1"

with double glazed windows to the rear, fire setting, and step leading up to the

DINING AREA

12'1" x 7'3"

with radiator, double glazed window and serving hatch.

REAR SUNROOM

7'4" x 6'5"

with sliding patio doors to the rear garden.

REAR SEPARATE CONSERVATORY

12'2" x 4'7"

with double glazed door and windows.

Staircase from the reception hall proceeds to the first floor landing with good sized airing cupboard off, housing the gas fired central heating boiler.

BEDROOM ONE

11'1" inc wardrobes x 11'0" partly under eaves & e

with a comprehensive range of fitted wardrobes and bedroom furniture, two double glazed roof lights, and door opening to fitted wardrobe.



BEDROOM TWO

12'0" partly under eaves x 7'9" incl. wardrobes with double glazed roof light, range of fitted wardrobes and bedroom furniture.

BEDROOM THREE/STUDY

7'6" partly under eaves x 4'7" with double glazed window.

BATHROOM

enjoys a four piece suite with panel bath, separate double shower cubicle, wash hand basin, low-level WC, heated towel rail, double glazed window and tiled floor.





OUTSIDE

To the rear of the property there is an enclosed rear patio garden with a delightful aspect and timber garden gate gives access to a pathway which leads to the garage.

SINGLE GARAGE

with a remote control, electrically operated up and over garage door and the garage enjoys electric and power.

GENERAL INFORMATION

The property is freehold.

All main services are connected.

Council Tax Band is D

Local Authority: Warwick District Council.

Viewings are strictly by prior appointment through the agent.





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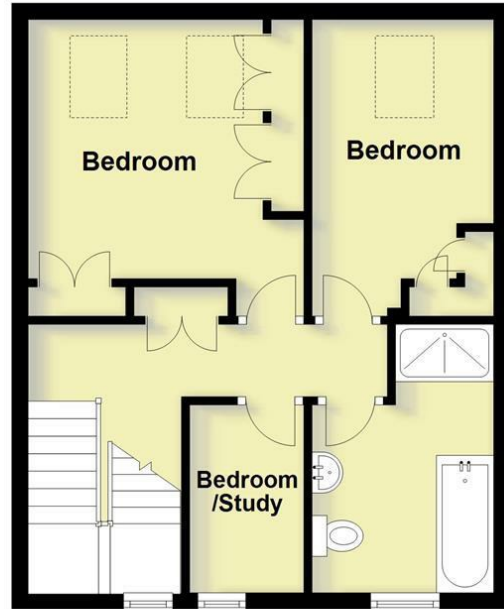
Ground Floor

Approx. 56.5 sq. metres (607.9 sq. feet)



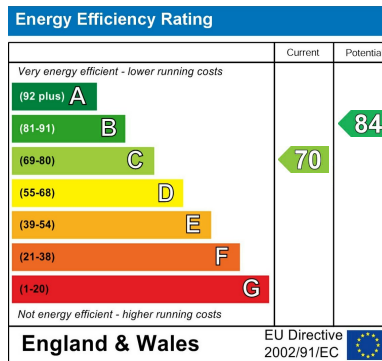
First Floor

Approx. 39.9 sq. metres (429.3 sq. feet)



Total area: approx. 96.4 sq. metres (1037.2 sq. feet)

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



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