



**2 Bed
House
located at**

**55 Mallory Drive
Warwick
CV34 4UD**


MARGETTS
ESTABLISHED 1806

Price Guide £265,000

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NO CHAIN. A truly exceptional two bedroom modern home with outstanding views across Warwick Racecourse and up to the town centre. The property benefits from a loft conversion and provides two good bedrooms. Set in a highly sought after residential neighbourhood with off-road parking, double glazing and gas central heating. Viewing warmly recommended.

Canopy porch with double glazed front door and matching side window opens into the

L-SHAPED LOUNGE/DINING ROOM

LOUNGE AREA

14'0" x 9'10"

with laminate flooring, radiator and double glazed window, TV point and telephone point.

DINING AREA

5'11" x 5'11"

with laminate flooring.

FITTED KITCHEN

7'5" x 5'10"

with roll edge work surfacing incorporating a single drainer sink with mixer tap and a four ring gas hob. Base units beneath incorporating the electric oven and leaving space and plumbing for washing machine and two spaces suitable for a larger style fridge freezer and range of extra tall eyelevel wall cupboards with cooker hood. Worcester gas central heating boiler, extractor fan and double glazed window.

Staircase from the lounge proceeds to the first floor landing with laminate flooring and door off to a large walk-in airing cupboard/storage area with a floor to ceiling radiator.

REFITTED BATHROOM

has a white suite with "P" shaped bath having adjustable shower and rain shower over, wash hand basin set in vanity unit with low level WC and concealed system, full height tiling on walls, tiled floor, double glazed window, towel rail/radiator.

BEDROOM TWO

10'5" x 7'9"

door to under stairs storage cupboard, radiator, double glazed window, laminate flooring, and door opening to a further large over stairs storage cupboard.

Staircase leads to the



SECOND FLOOR MASTER BEDROOM

10'9" max excl. door recess x 13'0" max under eave with stripped wooden flooring, double glazed roof light to the rear, radiator and two double glazed windows, affording outstanding views across the centre of Warwick and Warwick Racecourse.

PARKING

We believe the property has one and a half allocated car parking spaces.

REAR GARDEN

Small paved fore garden ideal for sitting out on sunny evenings.

BRICK BUILT BIN STORE





GENERAL INFORMATION

All mains services are connected.

We believe the property is freehold.

Viewings are strictly by prior appointment through the agents.

Council Tax Band B.

Local Authority - Warwick District Council.

ADDITIONAL NOTES FROM VENDOR

There is network cabling in every room.

The dry room has a floor to ceiling radiator.



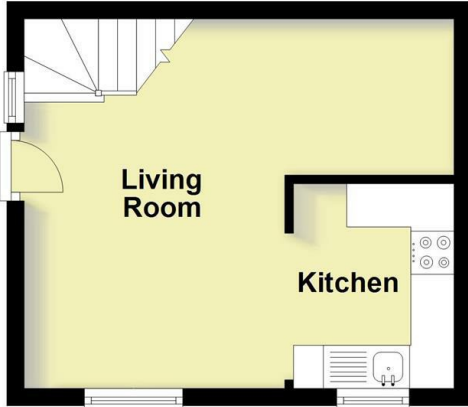


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Ground Floor

Approx. 21.3 sq. metres (229.4 sq. feet)



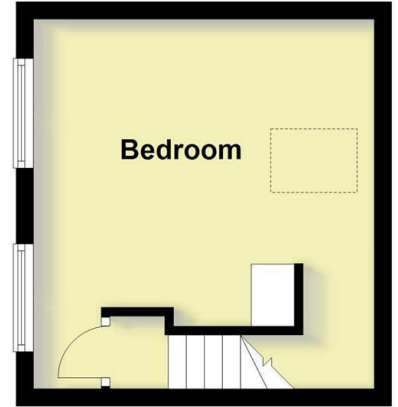
First Floor

Approx. 21.3 sq. metres (229.4 sq. feet)



Second Floor


Approx. 16.9 sq. metres (181.9 sq. feet)



Total area: approx. 59.5 sq. metres (640.8 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			90
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

CONTACT

12 High Street
Warwick
Warwickshire
CV34 4AP

E: sales@margetts.co.uk

T: 01926 496262

www.margetts.co.uk

