



4 Bed
Mid Terrace
located in

St Pauls Close Off Linen
Street
Warwick
CV34 4DU


MARGETTS
ESTABLISHED 1806

Price Guide £550,000

St Pauls Close Off Linen
Street
Warwick
CV34 4DU



Price Guide £550,000

Exciting and extremely rare opportunity to acquire a much improved and charming three storey period property with amazing views across to Warwick Racecourse. Quietly located off Linen Street and in the heart of the county town, this three/four bedroom property offers charming accommodation with further potential to extend, subject planning. Viewing is warmly recommended.

Entrance

Steps lead up to a recessed porch and front door opens into the;

Reception Hall

with attractive stripped wood floor and radiator.

The open plan lounge/dining room

25'7" (excluding bay) by 10'8"

was formally two separate rooms and now amalgamated into one through room, with large archway.

Lounge Area

with large bay sash window to the front of the property affording stunning views across towards Warwick racecourse and the Victorian Gardens. Stripped wood flooring, log burner set with hearth and fitted cupboards flanking the chimney breast, coved ceiling.

Dining Area

French doors to the rear garden, radiator,

Beautifully appointed refitted kitchen

16'2" x 7'11" m

with an attractive range of modern units having modern square edge work surfacing with matching upstands and inset 1 & 1/2 bowl sink unit with mixer tap, and extendable tap on hose. Fitted AEG five ring gas hob with cooker hood under and comprehensive range of base units and drawers incorporating the Bosch full-size dishwasher. Space for an American style fridge/freezer. Larder cupboards and integrated electric AEG oven and AEG electric "micromat_combi" oven. Wall cupboard housing the Valliant gas central heating boiler. Tiled floor with underfloor heating, downlighters, windows to the side and door to the rear.

Stairs to lower ground floor

door, from the Kitchen, opens to staircase leading down to the lower ground floor:

Studio/home office/family room/bedroom 4

17'3" x 9'11"

with fitted shelving, radiator, downlighters, and double opening French doors to the front patio.

Laundry room

7'3" x 6'10" maximum

with wooden "Butchers Block" style work surfacing having matching upstands and belfast sink with mixer tap. Base units beneath and space and for washing machine, extractor fan and downlighters and tiled floor.

Cloakroom

with low level WC and wash hand basin, radiator, and tiled floor.

First Floor Landing

staircase from the entrance hall proceeds to the first floor landing

Amazing Bedroom 1 - Front

14'1" maximum (including fitted wardrobes) by 12'5"

magnificent room! with French doors opening to a decked balcony with stunning views across the Victorian Gardens, Hill Close Gardens, the Racecourse and beyond. The measurements include a two double door fitted wardrobe, radiator.



Bedroom 2 - Rear

12'4" x 8'5"

with painted wooden floor and sash window with radiator under.

Bedroom 3 - Rear

7'11" maximum by 8'0" maximum

with dado rail, sash window with shutters and double panel radiator.

Stylish Refitted Shower Room

beautifully refurbished this luxury showroom has a fully tiled double shower cubicle with rain shower and handheld shower attachment, wash hand basin and antique style, "high-level" WC. Tiled floor, obscured sash window with part shutters and heated towel rail. Downlighters.



Attic

14'1" m x 11'8" partly under eaves

Pull down ladder gives access to the attic, which is carpeted and has 3 opening rooflights.



Outside

To the front of the property there is a dwarf garden brick wall opening onto a paved terrace with steps leading up to the front door.

The rear garden is landscaped and paved for ease of maintenance with flower borders and small timber garden shed. There is pedestrian access, and next door have a right of way across the garden for bins etc.

GENERAL INFORMATION

We understand the property is, freehold and all mains services are connected

We understand St Pauls Close is a private, unadopted road.



A note from the Sellers:

Points of interest about St Pauls Close:

- St Pauls Close is an unadopted private Close shared by 8 terraced houses believed to be built in 1911 which is therefore Edwardian, but the style is more Victorian.
- Parking – an unspoken rule is each house uses the 1 car parking space in front of their own house. Never an issue and everyone is very respectful of each other's parking spots. Additional resident cars park on Linen Street
- Arguably one of the best views in Warwick – overlooking the lovely Hill Close Gardens and beyond that Warwick Racecourse. Watch the Warwick races from the balcony or take in the most glorious sunsets.
- Town Centre is approximately 5 minutes walk.
- Kitchen & Bathroom fully renovated, and utility room and toilet added in the basement in 2018.
- Central heating combi boiler with radiators throughout and underfloor heating in kitchen and bathroom. Heating controlled by Nest Thermostat. Nest Smoke alarms throughout.
- Planning permission was granted in 2016 for a loft conversion with 2 pitched dormers (rear) – Planning App ref W/15/1921 We didn't carry out the works. The loft is currently all boarded out, plastered and carpeted. Great storage in its current form.
- Other potential extensions would be a side return off kitchen which neighbours have done, subject of course to a new planning application.
- The rear garden has lots of potential to be a lovely courtyard garden.





St Pauls Close Off Linen Street, Warwick, CV34 4DU

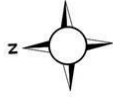


Ground Floor

Approx. 45.1 sq. metres (485.9 sq. feet)

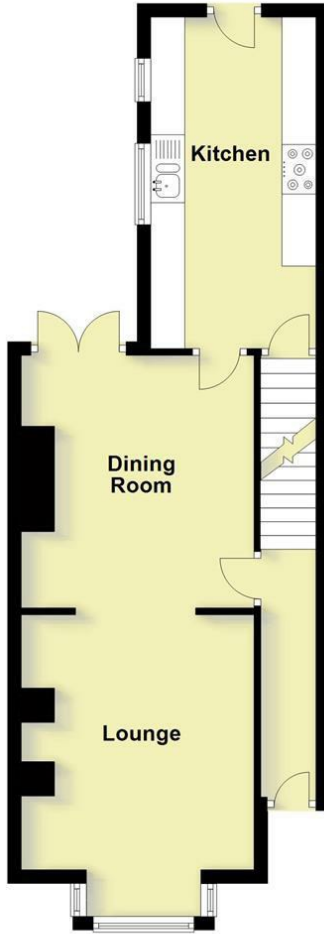
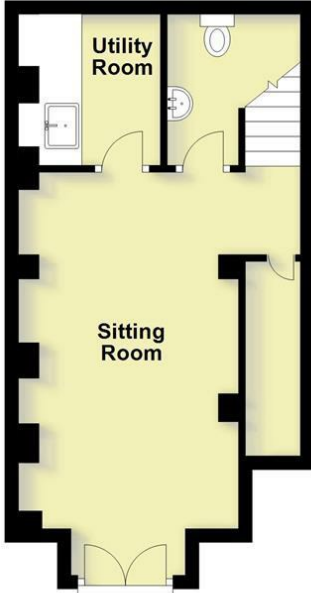
First Floor

Approx. 45.0 sq. metres (483.9 sq. feet)



Lower Ground Floor

Approx. 31.6 sq. metres (340.3 sq. feet)



Total area: approx. 121.7 sq. metres (1310.1 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		
(81-91) B		
(69-80) C		
(55-68) D	56	
(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



MARGETTS
ESTABLISHED 1806