



**4 Bed**  
**Mid-terrace house**  
**located at**

**27 Victoria Street**  
**Warwick**  
**CV34 4JT**

  
**MARGETTS**  
ESTABLISHED 1806

**Price Guide £440,000**

27 Victoria Street  
Warwick  
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## Price Guide £440,000

UNDER OFFER... A beautifully refurbished and substantially reappointed handsome terraced period home located conveniently near the town centre of Warwick, conveniently positioned near the town centre, Warwick Racecourse and Sainsbury's and providing remodelled accommodation. Now offering two reception rooms, four bedrooms, ensuite shower room and refurbished, family bathroom and much more!

Porch and double glazed front door opens into the reception hall with tiled floor and period style radiator.

### LOUNGE - FRONT

14'9" into bay x 10'5"

with large bay window to the front of the property, radiator, wood effect flooring, fire setting with log burner, and cabinets and shelving flanking the chimney breast.

### REAR DINING ROOM

12'5" x 10'10"

with fire setting with hearth and surround and three shelves flanking the left-hand side of the chimney breast, wood effect flooring, period style radiator, double glazed French doors to the rear garden.

### GROUND FLOOR CLOAKROOM

with low-level WC and wash hand basin with cupboard beneath and mixer tap.

### REFITTED BREAKFAST KITCHEN

16'3" max x 8'0"

with stylish wooden Butcher's block style work surfacing extending around the room with matching stands and comprehensive range of base units beneath. The base units incorporates the Kenwood full size dishwasher, integrated Hotpoint washing machine. Space for a range cooker, eyelevel wall cupboards above with cooker hood and larder cupboard with pull out spice rack. Recess suitable for a larder style fridge freezer. Downlights, double glazed window to the side and wood effect flooring.

Staircase from the entrance hall proceeds to the first floor landing with down lighters.

### BEDROOM ONE - FRONT

13'7" into bay x 12'2" max

with fire setting and cupboards fitted flanking either side of the chimney breast, two double glazed sash windows to the front, radiator, door, storage cupboard, and door to the

### ENSUITE SHOWER ROOM

with fully tiled shower cubicle with shower and handheld shower attachment, wash hand basin with mixer tap and cupboard beneath, low level WC, shaver point, downlights, extractor fan, and heated towel rail.

### BEDROOM THREE - REAR

8'4" x 8'3" reducing to 7'3"

with double glazed window and period style radiator.

### BEDROOM FOUR - REAR

8'6" max x 8'2" max

with period style radiator and double glazed rear window.



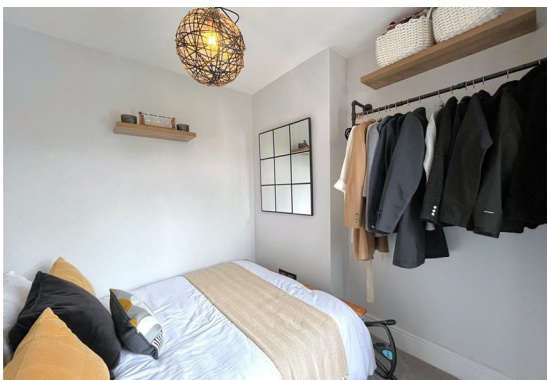
#### **REAR APPOINTED BATHROOM**

has an antique style suite with panel bath, having rain shower and handheld adjustable shower with screen over and large tiled splash packs. Period style wash hand basin with mixer tap and cupboard beneath, low level WC, heated towel rail, double glazed window, extractor fan, shaver point and cupboard housing the wall mounted gas fired, central heating boiler.

Staircase from the reception hall leads up to the

#### **BEDROOM TWO - FRONT**

13'10" x 10'3" partly under eaves and 6'0" x 5'10" Double glazed window to the front, period style radiator, and door to under eaves storage.



#### **OUTSIDE**

To the front of the property, there is a small fore garden set behind a dwarf garden wall with path to the front door.



### **THE REAR GARDEN**

is mainly laid to lawn with paved patio and seating area and rear garden gate. The rear garden enjoys a Westerly aspect.

### **TWO BRICK BUILT GARDEN STORES**

We understand the property to be freehold.

We believe all mains services are connected.

Council Tax Band is D.

Local Authority - Warwick District Council.

Viewing is strictly by prior appointment through the agents.





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### Ground Floor

Approx. 47.7 sq. metres (513.4 sq. feet)



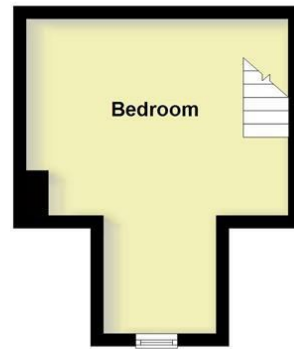
### First Floor

Approx. 44.9 sq. metres (483.8 sq. feet)



### Second Floor

Approx. 16.6 sq. metres (178.6 sq. feet)



Total area: approx. 109.2 sq. metres (1175.8 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) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### DIRECTIONS

### CONTACT

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