

**3 Bed
Cottage
located in Bridge End**

**111
Bridge End
Warwick
CV34 6PD**


MARGETTS
ESTABLISHED 1806

Price Guide £575,000

111

Bridge End

Warwick

CV34 6PD



A charming, three storey, three bedroom, period property, nestling in the heart of the county town, in a most prestigious and sought-after location, in the shadows of Warwick Castle. Viewing is warmly recommended by Margetts.

•
Gates open into the charming patio and canopy porch with front door opens into the

LOUNGE/DINING ROOM

22'9" x 16'1" reducing to 13'11"

with a window to the front of the property. Further window in the dining area, three central heating radiators, wood effect flooring, electric fire, down lighters and archway through to the

CHARMING REFITTED KITCHEN

15'9" x 8'10" max reducing to 7'1"

with attractive range of work surfacing extending around the room, incorporating the four ring electric hob and single drainer sink with mixer tap. Base units incorporate the electric double oven and integrated washer dryer, and slimline dishwasher. Range of tall larder cupboard, incorporating the integrated fridge/freezer and spice rack, and Worcester wall mounted gas fired combination boiler. Tall, contemporary radiator, wood effect flooring, pedestrian door to the side and window to the front.

••
Staircase leads from the Living Room up to the First Floor Landing.

MASTER BEDROOM

With two windows to the front of the property, two radiators, delightful ceiling, walk-in range of wardrobes, and sliding louvre doors open to the

DRESSING ROOM/STUDY

8'5" x 4'8"

with window to the side, double panel radiator and door opening to the

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LUXURY EN SUITE SHOWER ROOM

With tiled shower cubicle, having handheld shower attachment and rain shower over, low-level WC, with concealed cistern, contemporary wash hand basin with mixer tap, and drawers under, heated towel rail, extractor fan, and down lighters.

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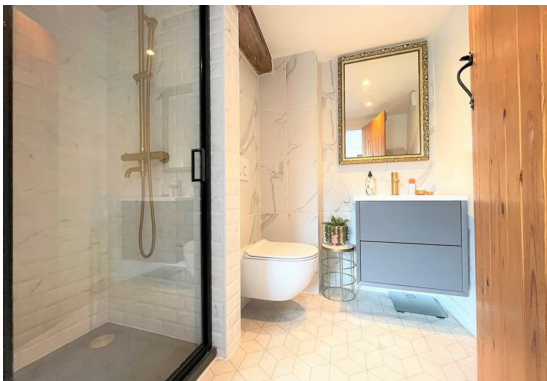
Staircase from the First Floor Landing proceeds to the Second Floor Landing with radiator and attractive exposed timbers.

BEDROOM TWO

12'7" x 7'11" partly under the eaves reducing to 3 with window, radiator, exposed timbers, and door opening to built-in wardrobe.

BEDROOM THREE

8'4" max x 8'8" max extending partly under the eaves with exposed timber, radiator, and door opening to built-in wardrobe.





LUXURY BATHROOM

has been refitted with a contemporary style tap bath with mixer tap and hand held shower attachment, contemporary bowl, wash handbasin in vanity unit with mixer tap and drawer under, low-level WC with concealed cistern, heated towel rail, down lighters and extractor fan.

OUTSIDE

To the front of the property there is an attractive walled fore garden, mainly paved with perimeter borders, shrubs, plants and trees.



AGENTS NOTES

We understand there is an allocated car parking space in front of what was formally the garage and awaiting confirmation of this from the Title Deeds.

We believe the main driveway is owned by number 112 and right of access is granted. We are awaiting confirmation of this from the solicitors.

All main services are connected.

We believe the property to be freehold.

Council Tax Band F and Local Authority: Warwick District Council.

Viewings are strictly by prior appointment through the agents.



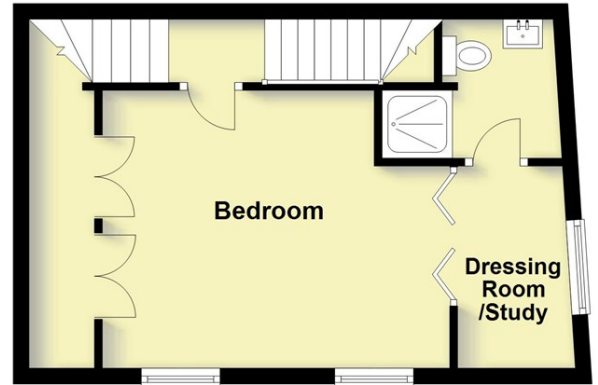


111 Bridge End, Warwick, CV34 6PD



First Floor

Approx. 30.1 sq. metres (323.8 sq. feet)



Ground Floor

Approx. 40.7 sq. metres (438.2 sq. feet)



Second Floor

Approx. 30.1 sq. metres (323.8 sq. feet)



Total area: approx. 100.9 sq. metres (1085.8 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			89
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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