



**2 Bed
Semi-detached
located in**

**3 St Ediths Green
Warwick
CV34 5GR**


MARGETTS
ESTABLISHED 1806

Guide Price £265,000

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UNDER OFFER.... An attractive two bedroom semi-detached home, occupying a large prominent corner plot with off-road parking and single garage. Being on the corner plot, the property has a larger than average garden, and enjoys double glazing and gas central heating, Bathroom with shower, fitted kitchen/diner and attractive living room. DON'T MISS IT.

PORCH

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

ENTRANCE VESTIBULE

With tiled floor, radiator and door opening to an under stairs storage cupboard.

FITTED KITCHEN/DINER

Has a range of role edge work surfacing extending around 2 walls incorporating a four ring gas hob and a one and a quarter bowl single drainer sink with mixer tap. Base units beneath incorporating the Electrolux electric oven, space and plumbing for washing machine, and further space for tumble dryer/or appliance. Range of eye level wall cupboards with cooker hood and attractive over lighting. Wall mounted Worcester gas fired central heating boiler. Double glazed window to the front and radiator.

REAR LIVING ROOM

Has double glazed French doors with matching side windows opening to the rear garden, coved ceiling, fire setting with electric fire and hearth, television aerial connection point, laminate flooring, radiator and wiring for two wall lights.

STAIRS & LANDING

Staircase from the living room proceeds to the first floor landing with radiator, double glazed window and access to the roof space.

BEDROOM 1 - REAR

Has radiator and double glazed window.

BEDROOM 2 - FRONT

Has radiator and double glazed window, door opening to over stairs storage cupboard.

BATHROOM

Has a white suite with panelled bath having adjustable shower over, low-level WC, wash hand basin, obscured double glazed window and single panel radiator.

OUTSIDE

The property offers a corner plot with gardens to 3 sides and path leading to the front door.

The rear garden is mainly laid to lawn, with patio adjoining the property and gate to:

Driveway, provides parking and gives access to a:

SINGLE GARAGE

With a up and over door, electric light and power.

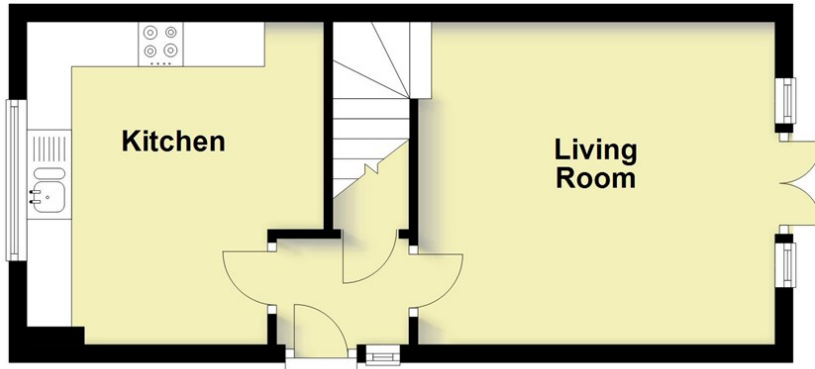
GENERAL INFORMATION

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



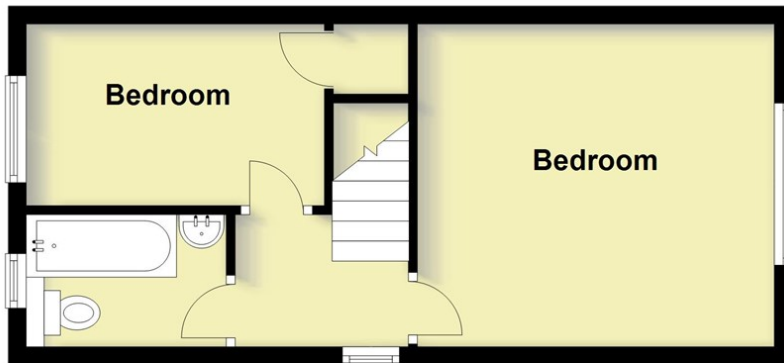
Ground Floor

Approx. 30.2 sq. metres (324.8 sq. feet)




First Floor

Approx. 30.2 sq. metres (324.8 sq. feet)



Total area: approx. 60.4 sq. metres (649.7 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		62	
(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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