



**3 Bed**  
**Semi-detached**  
**located at**

7 Makepeace Avenue  
Warwick  
CV34 5SB

  
**MARGETTS**  
ESTABLISHED 1806

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## Price Guide £350,000

A well presented three bedroom semi-detached family home located in a highly sought-after position on the popular Woodloes Park development. Extended behind the garage to provide a large full width breakfast kitchen, living room and three bedrooms and bathroom with shower on the first floor. Plenty of parking, single garage and Westerly rear garden.

Canopy and double glazed front door opens into the

### RECEPTION HALL

with double panel radiator.

### LOUNGE

13'1" x 12'4"

with double glazed window, telephone connection point, double panel radiator, door to stairs storage cupboard, wiring to wall lights and archway leading to the

### EXTENDED DINING KITCHEN

24'11" x 10'11" max reducing to 7'9"

with radiator, down lighters, coved ceiling, double glazed patio doors to rear garden and further personal door with double glazed window to side opening to the rear garden. Arch opening to the

### KITCHEN AREA

with Butcher block wooden work surfacing extending around the room incorporating a four ring gas hob and single drainer sink unit with mixer tap. Base units beneath incorporating the integrated slimline dishwasher and refrigerator and separate freezer. Bosch electric oven. Eye level wall cupboard with under unit lighting and cooker hood, tiled splashback areas and double glazed window to the rear. Door to the garage.

Staircase from the entrance hall leads to the first floor landing with access to the roof space. Double glaze window to the side and dado rail.

### BEDROOM ONE - FRONT

13'6" excl. wardrobes x 8'9" max

with double glazed window, down lighters and radiator.

### BEDROOM TWO - REAR

9'1" x 9'2"

with double glazed window, radiator and door to a built-in storage cupboard with hanging rail and shelf.

### BEDROOM THREE - FRONT

9'10" max inc. bulkhead x 6'6" max

Both measurements include storage cupboard built above the bulkhead, radiator and double glazed front window.

### REFITTED BATHROOM

has a white suite with panel bath and a Mira adjustable shower over, wash hand basin, low level WC, heated towel rail, large tiled areas, down lighters and obscured double glazed window.



#### **TO THE FRONT OF THE PROPERTY**

the fore garden and drive is block paved providing parking and giving access to the

#### **SINGLE GARAGE**

16'6" x 8'11" max

with up and over door, electric light and power, and wall mounted Baxi gas fired central heating boiler.

#### **REAR GARDEN**

is a large paved patio step leading to a shaped lawn with perimeter borders stocked with shrubs and trees. Timber garden shed.





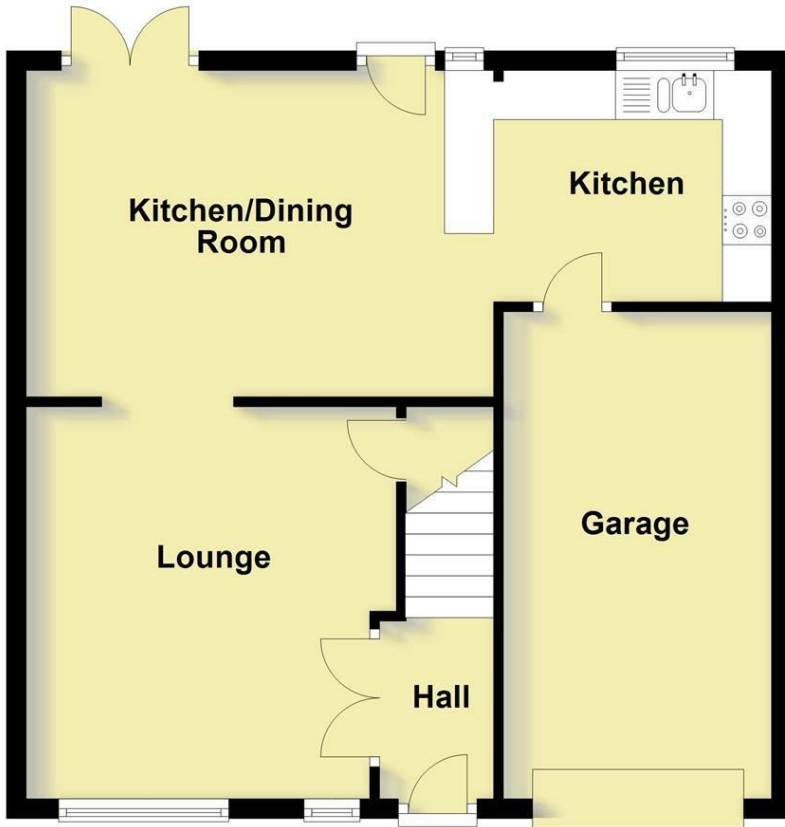


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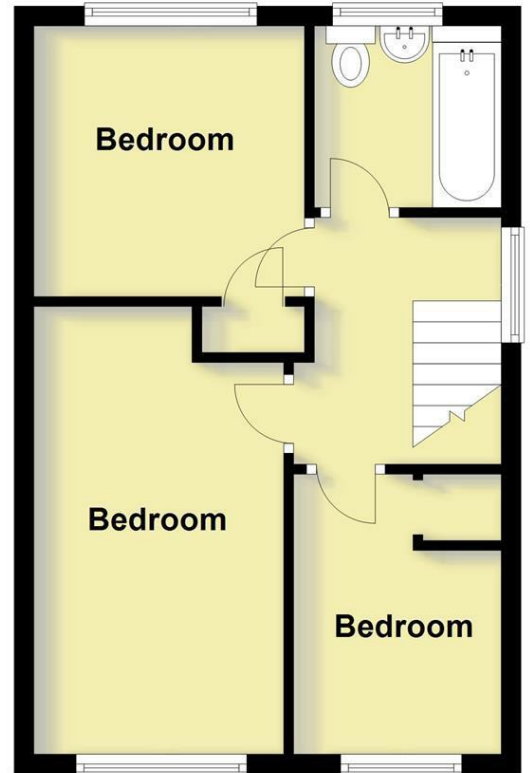
## Ground Floor

Approx. 56.2 sq. metres (605.4 sq. feet)



## First Floor

Approx. 35.3 sq. metres (379.7 sq. feet)



Total area: approx. 91.5 sq. metres (985.0 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>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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	

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