



2 Bed
Mid terraced bungalow
located at

25 Crane Close
Warwick
CV34 5HA


MARGETTS
ESTABLISHED 1806

Price Guide £245,000

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A delightful two bedroom terraced bungalow with charming gardens and offering single garage together with off-road parking. The property enjoys two bedrooms, shower room, breakfast kitchen and living room and is offered for sale with no upward chain.

Double glazed storm porch and front door opens into the

Reception Hall

with access to the roof space.

LOUNGE/DINING ROOM

14'0" x 12'9" max reducing to 9'10"

with sliding double glazed patio doors giving access to the garden and affording attractive views, fire setting with hearth and surround and inset gas fire, coved ceiling, telephone connection point, television aerial, and door to

BREAKFAST KITCHEN

11'0" max x 9'6" reducing to 6'6"

with roll edge work surfacing incorporating a four ring electric hob and oven under and a single drainer sink with mixer tap and base units beneath together with high level wall cupboards above with cooker hood. Space and plumbing for washing machine, door opening to airing cupboard housing the insulated hot water cylinder, tiled floor, tiled splashbacks, double glazed window and door to the rear garden.

BEDROOM ONE - FRONT

12'1" max incl. wardrobes x 9'1" max

with double glazed window to the front and the measurements include the range of fitted wardrobes.

BEDROOM TWO

9'2" x 7'3"

with double glazed window.

SHOWER ROOM

has a large walk-in shower cubicle with adjustable shower and screens, wash hand basin and low level WC. tiled floor and wall mounted Dimplex electric heater.

OUTSIDE

TO THE FRONT OF THE PROPERTY

there are two shaped lawns with path leading to the front door.

THE REAR GARDEN

the delightful garden has a large patio area with central lawn having perimeter border stocked shrubs and plants and path leading to the

SINGLE GARAGE

with up and over door.

GENERAL INFORMATION

We understand the property to be freehold.

We believe all mains services are connected.

Please note the property does not have gas central heating .







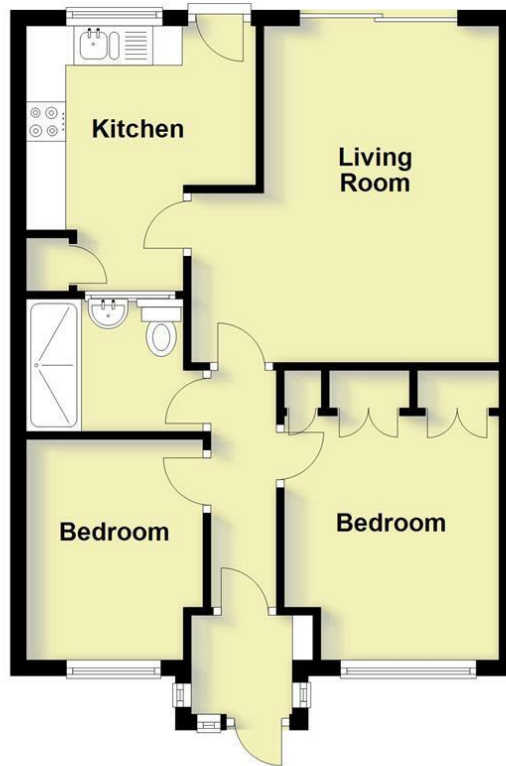
25 Crane Close, Warwick, CV34 5HA





Ground Floor

Approx. 49.1 sq. metres (528.2 sq. feet)



Total area: approx. 49.1 sq. metres (528.2 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			91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(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

