

3 Bed Terraced house

located at

**51 Campriano Drive,
Emscote Lawns,
Warwick
CV34 4NZ**


MARGETTS
ESTABLISHED 1806

Price Guide £410,000

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Forming part of a popular and award-winning development, we present a delightful three storey, three bedroom townhouse, with large living room to the rear, ensuite shower room, family bathroom, useful ground floor WC and cloakroom. Off road parking and gardens.

Double glazed front door opens into

RECEPTION HALL

with radiator, laminate wood flooring, and down lighters.

CLOAKROOM

with low level WC, wash hand basin, radiator, and door to under stairs storage cupboard.

LARGE REAR LOUNGE/DINING ROOM

17'8" x 13'6"

with laminate wood flooring, radiators, double glazed velux roof light, and double glazed French doors with matching side windows opening onto the rear garden and patio.

FITTED KITCHEN

10'4" x 9'11"

with modern roll edge work surfacing incorporating a one and a quarter bowl, single drainer, stainless steel sink with mixer tap and a four ring gas hob. Range of base units incorporating the electric oven, Hotpoint washing machine, integrated full size Kenwood dishwasher, tall larder cupboard incorporating the fridge and freezer, eye level wall cupboards with cooker hood and tiled splashback. Tiled floor, radiator, and double glazed windows to the front.

Staircase from the entrance hall proceeds to the first floor landing.

BEDROOM TWO - FRONT

13'6" x 9'1" incl. wardrobe

with two double glazed windows to the front, radiator, and down lighters. Double door fitted wardrobe with hanging rail and shelf.

BEDROOM THREE - REAR

9'9" inc door recess reducing to 6'10" x 9'10"

with down lighters, single panel radiator and double glazed window to the rear.

FAMILY BATHROOM

has a white suite with wash hand basin, low level WC, shower with screen fitted above the panelled bath with mixer tap. Down lighters, obscured double glazed window, extractor fan, shaver point and radiator.

Staircase from the first floor landing proceeds to the second floor landing.

MASTER BEDROOM SUITE

BEDROOM ONE

13'8" x 9'9"

with downlights, double glazed windows, and radiator.

DRESSING AREA

11'8" max under eaves x 6'5" inc. wardrobes

Fitted wardrobes, the measurements include a three door fitted range of wardrobes, radiator and double glazed roof light. Access to the roof, and door opens to an airing cupboard housing a newly installed Worcester gas central heating boiler.



ENSUITE SHOWER ROOM

with tiled shower cubicle and handheld shower attachment, low level WC, wash hand basin and double glazed window.

OUTSIDE

TO THE FRONT

of the property there is a fore garden and path leading to the front door.

TO THE REAR

of the property there is a lawned garden and paved patio, the garden enjoys a good degree of privacy and has a Southerly aspect.

OFF-ROAD CAR PARKING SPACE

GENERAL INFORMATION

We understand the property to be freehold and all mains services are connected.

Viewings are strictly by prior appointment through the agents.



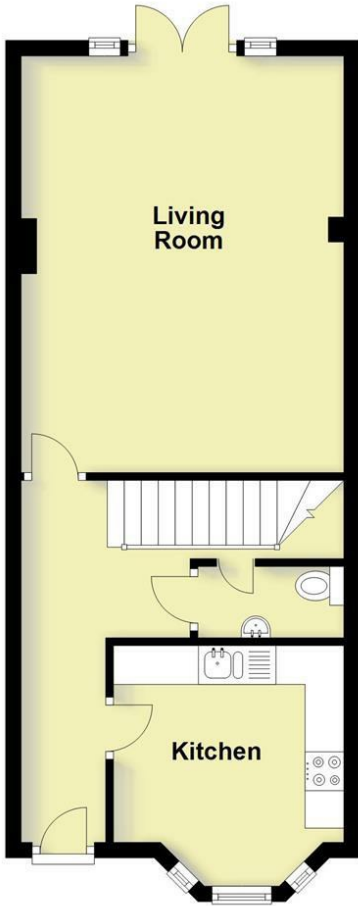


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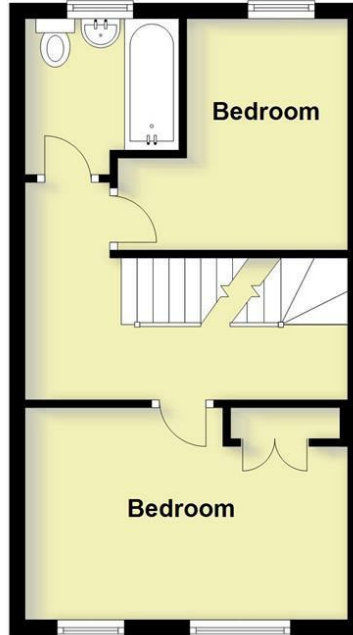
Ground Floor

Approx. 43.0 sq. metres (463.1 sq. feet)



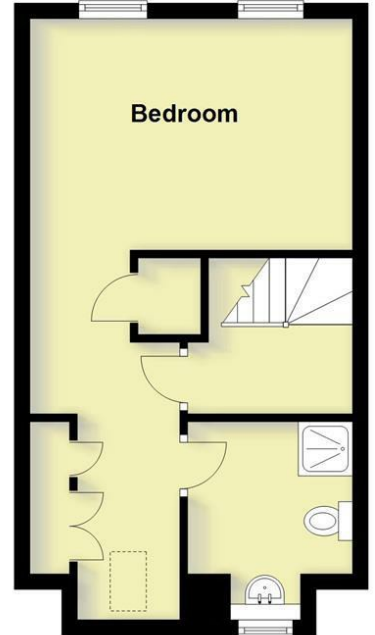
First Floor

Approx. 32.2 sq. metres (346.9 sq. feet)




Second Floor

Approx. 31.5 sq. metres (338.8 sq. feet)



Total area: approx. 106.7 sq. metres (1148.8 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			87
(81-91) B		74	
(69-80) C			
(55-68) D			
(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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