



**3 Bed**  
**Mid terraced house**  
**located at**

**30 Albert Street**  
**Warwick**  
**CV34 4JX**

  
**MARGETTS**  
ESTABLISHED 1806

**Price Guide £320,000**

30 Albert Street  
Warwick  
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## Price Guide £320,000

An attractive and improved three storey period terraced home within walking distance to the town centre, Sainsbury's and the Racecourse, providing spacious accommodation. Well worth a personal inspection.

Front door opens into the

### Dining Room

12'0" x 10'11" max

with fire setting having hearth and gas coal style fireplace, stripped wood flooring, double panel radiator, and double glazed window to the front.

### Inner Hallway

with staircase to the first floor landing.

### Rear Lounge

12'1" x 12'0"

with laminate flooring, double glazed rear window, door to under stairs storage cupboard, double panel radiator, and fireplace with tiled hearth.

### Extended Breakfast Kitchen

15'1" x 8'0" max reducing to 6'0"

with roll edge work surfacing and base units, tiled floor, Belfast style sink with mixer tap, range of cupboards, small breakfast bar, radiator, double glazed windows and door to the side of the property, space and plumbing for washing machine and space and plumbing for dishwasher. Further space for appliances.

### First Floor Landing

with door opening to linen cupboard.

### Bedroom Two - Front

12'0" max x 11'0"

with double glazed window to the front, stripped wood flooring shelving, closed fire setting and double panel radiator.

### Bedroom Three - Rear

9'10" x 7'6" into chimney recess

with fireplace, downlighters, double panel radiator and double glazed window.

### Bathroom

has a white suite with panel bath, mixer tap and tap secured adjustable shower over, wash hand basin with mixer tap and cupboard beneath, low-level WC, heated towel rail, extractor fan and wall mounted Potterton gas fired central heating boiler.

Staircase via door leads to the



### **Second Floor Master Bedroom One**

15'4" max including stairs x 11'10" into chimney r  
The spacious room has a double panel radiator, fireplace, and double glazed window.

Door opens from bedroom one into

### **Under Eaves Storage Area**

12'0" max x 5'10"  
with double glazed roof light.

### **OUTSIDE - Rear Patio and Rear Garden**

There is a patio area with steps leading up to a terraced garden with lawn and shrubbery borders.

### **Small Timber Garden Shed**

### **General Information**

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

Viewings are strictly by prior appointment through the agents.





**30 Albert Street, Warwick, CV34 4JX**

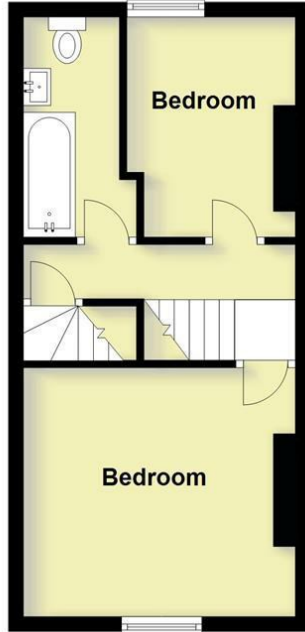


**Ground Floor**  
Approx. 39.1 sq. metres (420.9 sq. feet)

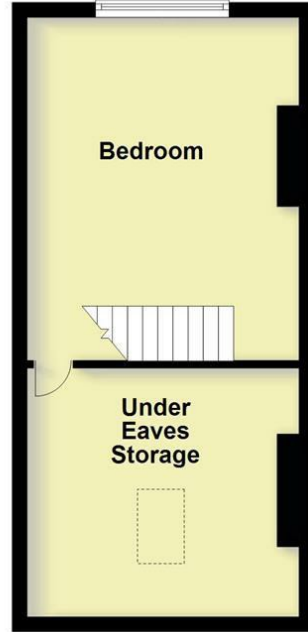


Total area: approx. 85.5 sq. metres (920.8 sq. feet)  
This plan is for illustration purposes only and should not be relied upon as a statement of fact

**First Floor**  
Approx. 29.5 sq. metres (317.9 sq. feet)



**Second Floor**  
Approx. 16.9 sq. metres (182.0 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>			
(39-54) <b>E</b>		44	
(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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