

**4 Bed
House - Mid Terrace
located in**

**29 Victoria Street
Warwick
CV34 4JT**


MARGETTS
ESTABLISHED 1806

Price Guide £450,000

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UNDER OFFER Attractively designed open plan and extended, period refurbished 3/4 bedroom terrace with small study. Refitted bathroom, ground floor wc, light and airy living/dining/kitchen and bi-folds opening into the south westerly rear garden. Central location near shops, trains, schools, Sainsbury and the Race Course.

CANOPY PORCH

Front door opens into ENTERANCE HALL with useful cloaks cupboard with shelving to the side and further door opening into the RECEPTION HALL with a tiled floor, picture rail and radiator.

FULL LENGTH EXTENDED FAMILY LIVING ROOM

Stunning open plan Lounge/Diner/Family Room and Breakfast Kitchen measures 14.57 m maximum by 14.07 m maximum reducing to 3.30 m

SITTING AREA

With exposed brick chimney breast and inset gas burner, double panel radiator and period bay window to the front of the property. Picture rail and double door cupboard flanking the chimney breast.

DINING or FAMILY AREA

With 2 radiators and exposed chimney breast, door opening to storage cupboard and door opening to

CLOAKROOM

Cleverly fitted under the stairs, this downstairs WC has a white suite with low-level WC wash hand basin with cupboard beneath, exposed brick wall, extractor fan, down lighters and heated towel rail.

OPEN PLAN BREAKFAST KITCHEN AREA

Stunning extended breakfast kitchen area with a comprehensive range of units topped with grey work surfacing and matching up stands. 1 & 1/4 bowl stainless steel sink unit with mixer tap and base units beneath together with eyelevel wall cupboards over. Tall radiator. Down lighters. Recess suitable for range cooker with cooker hood over, recess for ladder style fridge/freezer, space and plumbing for dishwasher and washing machine. Double glazed roof windows bringing a light and airy aspect into the room and sliding bi-fold doors together with further rear door open onto the rear patio and garden. Underfloor heating system.

LANDING

Staircase from the Reception Hall proceeds to the First Floor Landing with radiator.

BEDROOM 2 - FRONT

Measures 4.18 m maximum into wardrobes by 3.78 m with feature fireplace and two double glazed sash windows to the front. Radiator and double door cupboards flank the chimney breast with cupboards above to full height and each wardrobe has a fitted mini drawer unit inside.

BEDROOM 3 - REAR

3.78m x 2.47m (12' 5" x 8' 1"), with TV point, radiator and double glazed window.

STUDY/BOX ROOM/OCCASIONAL BED 4

2.01m x 1.64m (6' 7" x 5' 5"), with double glazed window.

SUPERB REFITTED BATHROOM

With four piece suite enjoying corner fitted bath with mixer tap and hand held shower attachment, together with separate shower cubicle with rain shower and handheld shower attachment. Low-level WC and washing basin with mixer tap and cupboard beneath. Obscured double glazed window and down lighters, tall radiator.



Off the landing a door opens to further staircase with useful storage cupboard under, leading to:

BEDROOM ONE

A charming room measuring 4.28 m x 3.12 m (partly under eaves) and 1.75 m (partly under eaves) by 1.76 m with two radiators and doors opening two storage area, and under eaves wardrobe. Further doors opening to under eaves storage at the front and double glazed window.

FRONT

Pebbled fore garden set behind a dwarf garden wall with perimeter borders stocked with plants and pathway to the front door.

REAR GARDEN

Enjoys a south westerly aspect. There is an attractive garden space with patio adjoining the property and shape lawn. There is a timber garden shed and rear pedestrian access.

GENERAL INFORMATION

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





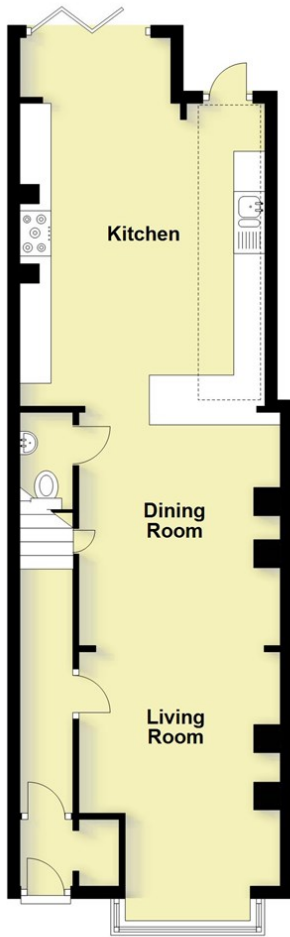


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Ground Floor

Approx. 54.6 sq. metres (587.7 sq. feet)



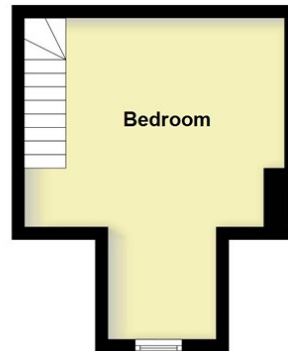
First Floor

Approx. 44.7 sq. metres (481.4 sq. feet)



Second Floor

Approx. 17.2 sq. metres (185.6 sq. feet)



Total area: approx. 116.6 sq. metres (1254.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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