



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

**24 Vine Lane  
Warwick  
CV34 5BE**

  
**MARGETTS**  
ESTABLISHED 1806

**Price Guide £315,000**

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UNDER OFFER... A charming and much larger than anticipated two bedroom terraced town cottage with gardens to the front area and lots of off-road parking. Newly decorated throughout and offered with no upward chain.

#### RECESS PORCH

with double glazed front door opens into the

#### RECEPTION HALL

with luxury vinyl tile wood effect flooring and radiator.

#### LOUNGE - FRONT

12'11" x 10'0"

with double glazed sash window, luxury vinyl tile wood effect flooring and radiator.

#### DINING ROOM - REAR

11'11" x 10'3" max

with radiator, double glazed window to the rear, and two fitted cupboards with shelving flanking the chimney breast.

#### FITTED KITCHEN

9'1" x 7'4"

with roll edge work surfacing incorporating the four ring electric induction hob, base units and electric oven beneath. Further run of work surfacing with base units and single drainer sink with mixer tap and space and plumbing for washing machine. Space suitable for a larder fridge freezer, eye level wall cupboards, luxury vinyl tile wood flooring, double glazed door and window to the side of the property, down lighters, and radiator.

Staircase from the dining room leads down to the

#### LARGE SINGLE CHAMBER CELLAR

From the reception hall the stairs proceed to a very spacious landing which is larger than average due to the property extending over the passageway.

#### MASTER BEDROOM

16'10" x 12'11"

with two sealed unit double glazed sash windows to the front, original fire setting, and radiator.

#### BEDROOM TWO - REAR

12'1" x 10'3" max

with original fire setting, radiator, and double glazed window to the rear.

#### THE LARGE FOUR PIECE BATHROOM

has a white suite with panel bath with mixer tap, wash hand basin with mixer tap, low level WC, shaver point, separate shower cubicle, door opening to linen cupboard housing the wall mounted Glow-Worm gas fired heating boiler, radiator, large tiled areas and downlights.

#### OUTSIDE

To the front of the property there is a very large garden with tarmac driveway providing parking for a number of vehicles. There is a shaped lawn to the side of the property and the front.

#### CHARMING REAR GARDEN

has fences to all sides, together with shaped lawn and patio area.

#### REAR BRICK BUILT WC

#### GENERAL INFORMATION

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

Viewings are strictly by prior appointment through the agents.







24 Vine Lane, Warwick, CV34 5BE



### Ground Floor

Approx. 37.9 sq. metres (408.2 sq. feet)



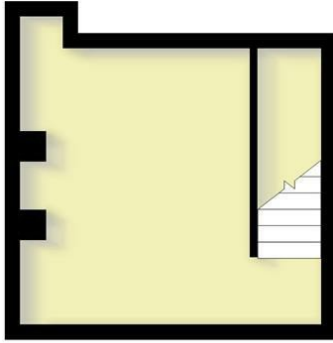
### First Floor

Approx. 49.2 sq. metres (529.3 sq. feet)



### Basement

Approx. 14.8 sq. metres (158.9 sq. feet)



Total area: approx. 101.9 sq. metres (1096.4 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>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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	

### CONTACT

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