

**Four Bedroom  
Three Storey Period Townhouse  
located at**

**2 Castle Street  
Warwick  
CV34 4BP**



**MARGETTS**  
ESTABLISHED 1806

**Price Guide £425,000**

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## Price Guide £425,000

Set right in the heart of historic Warwick, this three storey period townhouse enjoys all the character and atmosphere of the town centre. Offering flexible four bedroom accommodation, in need of updating and improvement. Offered with no upward chain.

Front door opens into

### ENTRANCE VESTIBULE

Further door into the

### RECEPTION HALL

with radiator.

### FRONT SITTING ROOM

13'3" x 10'6" max

with radiator, fire setting, and window to the front. (Please note the gas fire is disconnected).

### FULL WIDTH DINING ROOM - REAR

13'8" max x 12'2"

with radiator, fire setting, double glazed French doors, and archway through to the  
(Please note the gas fire is disconnected).

### KITCHEN

11'5" x 5'8"

with sink unit and mixed tap, four ring electric hob with base units incorporating the electric hob, eyelevel wall cupboards, double glazed window and door to the side.

Staircase from the reception hall proceeds down to Chamber Two of the Cellar.

### CELLAR CHAMBER ONE - FRONT

12'1" x 13'3" max

### CELLAR CHAMBER TWO - REAR

13'9" max x 10'2" max

Staircase from reception hall proceeds to the first floor landing with fitted cupboards and drawers. We understand there's also plumbing for a washing machine.

### BEDROOM ONE - FRONT

14'1" max x 13'7"

with two sash windows to the front of the property, fireplace, double panel radiator. Although a bedroom this is presently used as a first floor living room.

### BEDROOM TWO - REAR

12'2" x 8'7" max

with radiator, window to the rear and cupboards flanking the chimney breast.

### BATHROOM

with white suite with panel bath, wash hand basin and low-level WC.



Further staircase to half landing with radiator and staircase continuing to proceed to the second floor landing.

#### **BEDROOM THREE - FRONT**

14'1" max x 13'4"

with sash window window to the front of the property affording attractive views, together with cupboards and wardrobes flanking the chimney breast, and double panel radiator.

#### **BEDROOM FOUR - REAR**

13'0" max x 12'2" max reducing to 8'11"

with cupboards and wardrobes flanking the bed recess, vanity wash hand basin, sash window to the rear, and double panel radiator.

#### **ENSUITE**

with shower cubicle and low level WC.

#### **OUTSIDE**

There is a walled rear courtyard.

The property is freehold. All mains services are connected.





(Please note, we have been informed by the executors of the estate that the property had a large hole in the rear garden which was rectified in 2008 and a certificate of structural adequacy is on our file for inspection).



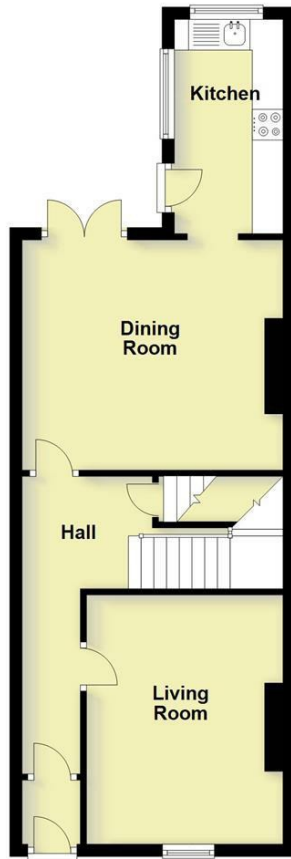


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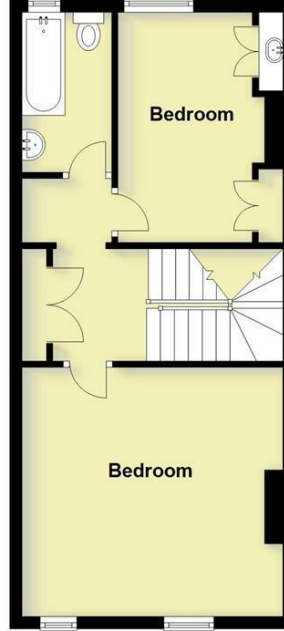
**Ground Floor**

Approx. 48.2 sq. metres (518.5 sq. feet)



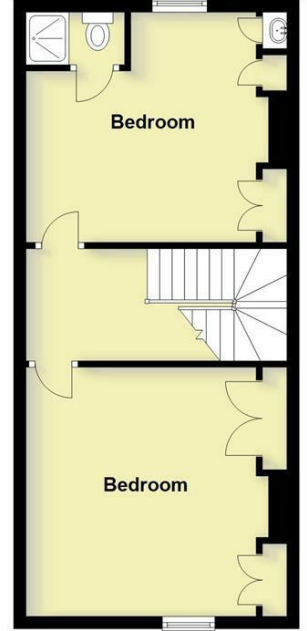
**First Floor**

Approx. 41.8 sq. metres (450.1 sq. feet)



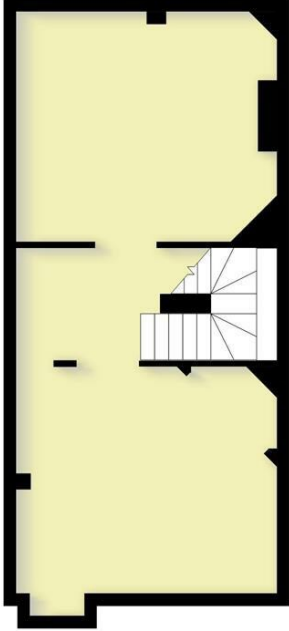
**Second Floor**

Approx. 41.8 sq. metres (450.1 sq. feet)



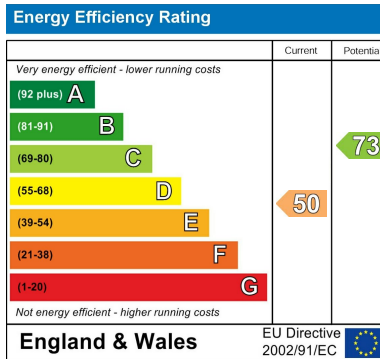
**Basement**

Approx. 40.6 sq. metres (436.9 sq. feet)



Total area: approx. 172.4 sq. metres (1855.5 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



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