



2 Bed
Mid terraced home
located at

42 Crane Close
Woodloes Park
Warwick
CV34 5HB


MARGETTS
ESTABLISHED 1806

Price Guide £240,000

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A much improved, beautifully presented two bedroom, mid terraced home enjoying a rare position and offering delightful accommodation with the benefits of gardens and off-road parking, double glazing, newly fitted kitchen and shower room.

Steps lead to the

ENTRANCE STORM PORCH

with double glazed windows, meter cupboard and door to the side entrance vestibule with laminate flooring.

LIVING ROOM

15'2" x 12'1" max reducing to 8'9"

with double glazed window affording attractive views to the front, radiator, fire setting, louvre door cupboard opening to shelved under stairs storage cupboard.

RECENTLY REFITTED FULL WIDTH DINING KITCHEN

13'3" x 8'1"

with roll edge work surfacing extending around the kitchen area incorporating a four ring gas hob and one and a quarter bowl, single drainer sink unit with mixer tap. Base units beneath leaving space for washing machine. Cupboard space for larder style fridge freezer, eyelevel wall cupboard, and cooker hood. Tiled splashback areas, double glazed window to the rear of the property and door together with further eyelevel wall cupboards above the dining area with radiator and wall mounted Vaillant gas fired central heating boiler.

Doorway from the living room opens to the staircase which proceeds to the first floor landing. There is access to the roof space, and off the landing there is a linen cupboard with slatted wood shelving.

BEDROOM ONE - FRONT

13'4" max reducing to 10'0" x 12'1"

with window to the front affording attractive views, and radiator.

BEDROOM TWO - REAR

11'1" max x 7'4" max

with rear window affording rooftop views, and radiator.

LUXURY REFITTED SHOWER ROOM

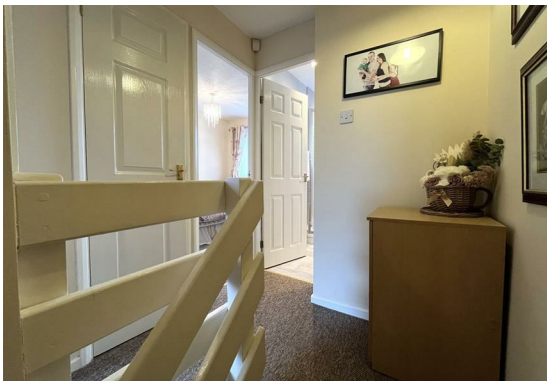
has a large walk-in shower cubicle with rain shower and adjustable shower, and screen, wash hand basin with mixer tap and low level WC with concealed cistern, splashback and heated towel rail.

OUTSIDE

To the front of the property, there is a pedestrian path giving access to a neat garden with steps that lead to the front door.

THE REAR GARDEN

has a shaped lawn with perimeter border stocked with shrubs and plants established hedgerow and timber garden shed. Gate gives access to the rear car parking space.





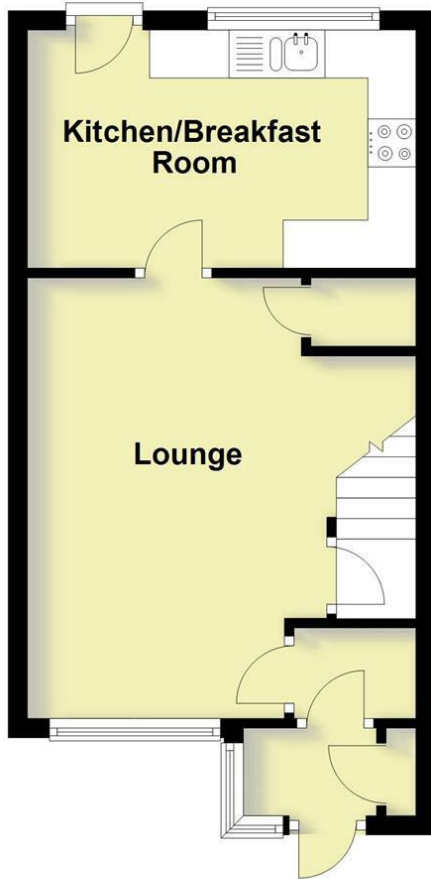


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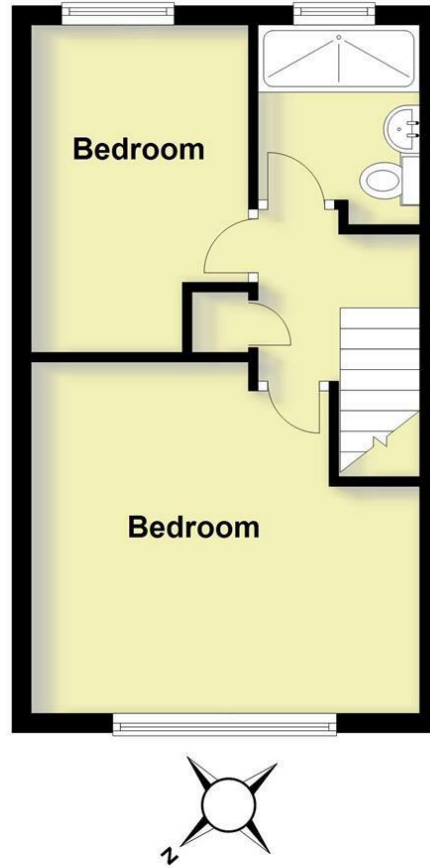
Ground Floor

Approx. 30.9 sq. metres (332.2 sq. feet)



First Floor

Approx. 29.0 sq. metres (312.6 sq. feet)



Total area: approx. 59.9 sq. metres (644.7 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			
(81-91) B			86
(69-80) C		69	
(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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