



4 Bed
Detached House
located at

24 Castle Close
Warwick
CV34 4DB


MARGETTS
ESTABLISHED 1806

Price Guide £625,000

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ENTRANCE VESTIBULE

with radiator.

CLOAKROOM

with low-level WC, wash hand basin, radiator and double glazed window.

LIVING ROOM

with radiators, double glazed window, coved ceiling, fire setting, television aerial connection point, and sliding double glaze patio doors to the

REAR CONSERVATORY

with double glazed windows and patio doors opening to the rear patio.

FITTED KITCHEN

with roll edge work surfacing including one bowl single drainer sink unit with mixer tap and base units beneath. Range of eyelevel wall cupboards, pantry cupboard, double glazed window, radiator and archway through to the

BREAKFAST ROOM

with radiator and double glazed window.

EXTENSION PROVIDING DINING ROOM/SUN ROOM OR STUDY

with sliding patio doors to the rear garden. Radiator, and television aerial point.

UTILITY ROOM

with sink unit having base unit beneath, space for appliances and eye level wall cupboards. Double glazed door and windows to the side of the property.

Open tread staircase leads from the "L" shaped living room up to the first floor landing with access to the roof space. Off the landing there is an airing cupboard with slatted wood shelving and hot water cylinder.

BEDROOM ONE

has radiator, double glazed windows, and range of fitted wardrobes.

BEDROOM TWO - REAR

has radiator, double glazed window, wardrobes and vanity sink with cupboard below and above.

BEDROOM THREE

is partly under eaves with fitted wardrobe, chest of drawers, radiator, two double glazed Velux roof lights and door to

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An extremely rare, and exciting opportunity to acquire a large, extended, four bedroom detached family home right in the heart of the town centre and occupying a prime position at the end of a cul-de-sac setting edging onto The Castle Estate. The property requires updating and improvement but substantial interest is anticipated.



ENSUITE BATHROOM

partly under eaves with panel bath, wash hand basin, bidet and low level WC. Double panel radiator, obscured double glazed window and double glazed Velux roof light.

BEDROOM FOUR - FRONT

has radiator, double glazed window and includes the bulkhead in the measurements.

OUTSIDE

To the front of the property there is a small fore garden mainly laid to block paving and tarmac and giving access to the



DOUBLE GARAGE

with roller door and personal door into the utility room.

THE REAR GARDEN

enjoys a Westerly aspect with central shaped lawn and perimeter borders. Please note the brick perimeter wall is partly maintained by this property. The property is freehold. All mains services are connected.

GENERAL INFORMATION



We believe the property is freehold.
All mains service are connect, we believe.
Please note, without consent, the buyer is not to make any alterations to the wall, not to damage, destroy or demolish, and keep in good repair at all times.
The property is within Warwick Conversation Area.



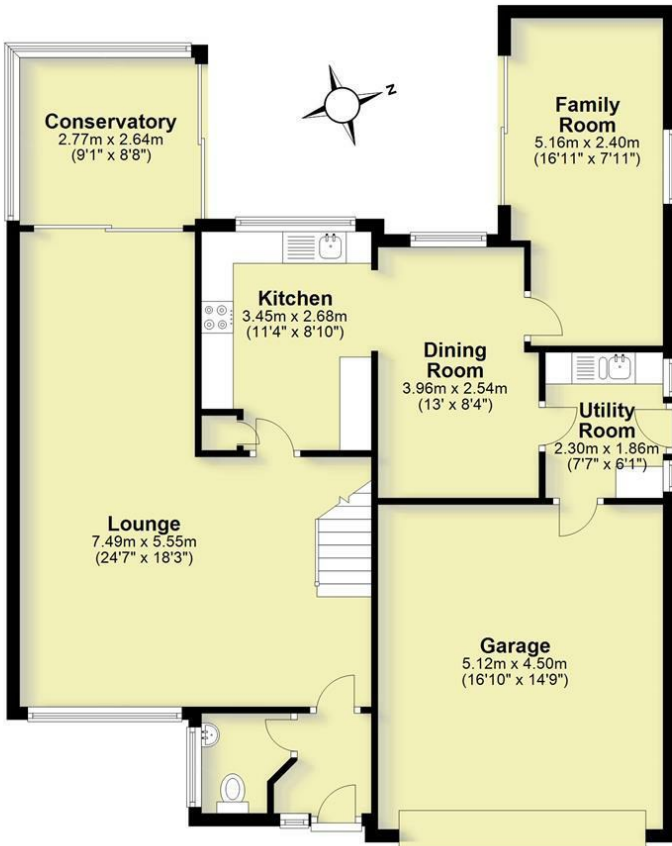


24 Castle Close, Warwick, CV34 4DB



Ground Floor

Approx. 104.6 sq. metres (1125.5 sq. feet)



First Floor

Approx. 57.6 sq. metres (620.1 sq. feet)



Total area: approx. 162.2 sq. metres (1745.6 sq. feet)

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

Total area does not include the Garages

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	52	
(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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