



2 Bed Cottage

63 West Street
Warwick
CV34 6AH



MARGETTS
ESTABLISHED 1806

Price Guide £385,000

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Totally charming! A beautifully presented spacious 2/3 bedroom, mid-terrace period home nestled within the heart of the county town and well worth a personal visit. The generous proportions and charming layout, make this beautiful cottage a great opportunity - we suggest a viewing!

Entrance

Front door opens into spacious Entrance Vestibule/Lobby with storage area and leaded light front window, radiator

Beautiful "L" shaped Lounge/Dining Room

18'2" max' by 14'6" max' reducing to 10'1"

with ACR Tenbury T400 Eco Inset Multi Fuel/Wood Burning Stove fitted into "hole in the wall" style fire setting, ceiling timbers, exposed wall timbers, radiators, secondary glazed leaded light window to the front, and further window into the Entrance Vestibule/Lobby.

Dining Kitchen

15'0" x 7'10" m max' reducing to 5'1"

with tiled work surfacing having base units beneath and inset single sink unit with mixer tap. Range of eyelevel wall cupboards with under unit lighting, Belling double width cooker hood, Leisure Victoriana De Luxe Range Cooker. Base units incorporate integrated refrigerator. Tiled floor, further wall cupboard, unit under and tiled worksurface, double panel radiator, boiler cupboard with door having spice rack and shelving together with Potterton Flamingo 50 gas fired central heating boiler.

Stylish refurbished Shower Room

with double shower cubicle with rain shower, low-level WC, wash hand basin with mixer tap and cupboard beneath. Tiled floor, heated towel, single glazed leaded light obscured window to the side.

First Floor Landing/Study/Occasional Bedroom

15'3" x 10'0"

staircase leads to the roomy, First Floor landing which is spacious enough to be an extremely useful study or second sitting area or perhaps an occasional bedroom. Radiator, with leaded light double glazed window to the front, exposed wall and ceiling timbers.

Bedroom 1 - Front

14'11" x 9'10"

with exposed wall and ceiling timbers, double panel radiator, and leaded light secondary glazed window to the front.

Bedroom 2 - Rear

12'3" x 7'11"

with leaded light window to the rear, the measurements include the space taken by a fitted range of wardrobe cupboards and vanity unit with sink and cupboard beneath. Shaver point above, single panel radiator, painted timbers. Access to the roof space.

Walled Rear Garden

to the rear of the property there is a charming, walled and enclosed garden and courtyard, with patio areas and elevated perimeter borders with shrubs and plants.

Large Brick Built Garden Store

And, additional Brick Built shed towards the patio area for Garden storage.

GENERAL INFORMATION

The property is freehold and all mains services are connected.





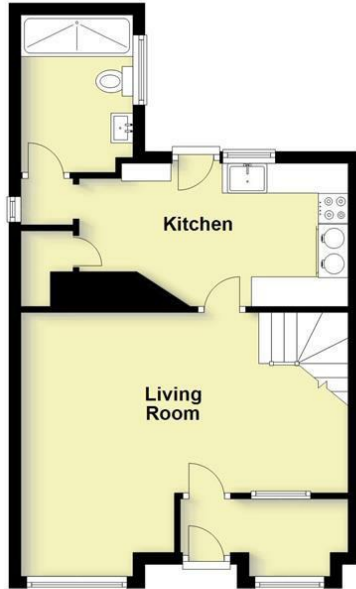
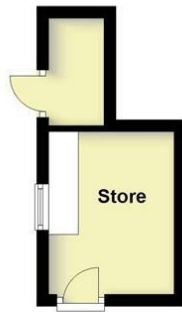


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Ground Floor

Approx. 42.1 sq. metres (453.0 sq. feet)



First Floor

Approx. 37.1 sq. metres (399.8 sq. feet)



Total area: approx. 79.2 sq. metres (852.8 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 outbuildings

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		35	
(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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