



3 Bed House

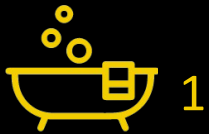
70 Cliffe Way
Warwick
CV34 5JG



MARGETTS
ESTABLISHED 1806

Price Guide £425,000

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*** WITH LOFT CONVERSION *** A rare and exciting opportunity to acquire a substantial family semi' providing extended and flexible accommodation over 3 floors, set in one of the most sought-after residential neighbourhoods in the County Town. 3 bedrooms & loft conversion. Viewing highly recommended

Entrance

Recess Porch, with double glazed front door and double glazed side window, opens into the Reception Hall, with attractive luxury vinyl wood effect flooring and radiator. Under stairs storage cupboard.

Lounge - Front

13'0" into bay by 11'11" max
with fire setting, double glazed window to the front & radiator.

Full-Width, Impressive Dining/Family/Kitchen

25'9" x 11'10" max' reducing to 11'8"

Dining/Family Area

featuring a delightful Log Burner fitted to the fireplace, double glazed French Doors to the rear garden, down lighters and radiator. Attractive luxury vinyl wood effect flooring leading into the

Stunning, Extended Fitted Kitchen

with butchers-block style work surfacing having matching up-stands, one and a quarter bowl sink unit with mixer tap and inset Neff induction electric hob. Eye-level wall cupboards and Neff cooker hood. Tall larder cupboard incorporating the double oven with microwave function. The base units incorporate an undercounter fridge and separate freezer, full size dishwasher and washing machine. Double glazed windows to the rear and front, together with door opening to a shelved, under stairs storage/pantry cupboard.

Staircase

proceeds to the First Floor Landing with double glazed window to the side. Off the landing there is deep storage cupboard housing the glow-worm gas fired central heating boiler.

Bedroom One - Rear

11'6" x 11'10"
affording views across the garden, and having radiator and laminate flooring.

Bedroom Two - Front

11'6" x 10'11"
double glazed window, radiator and laminate flooring.

Bedroom Three - Front

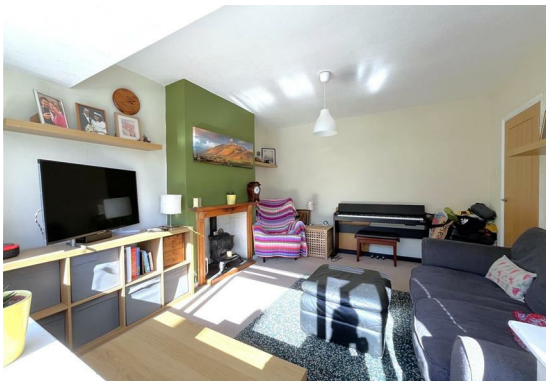
7'1" x 6'11"
with laminate flooring and double glazed window, radiator.

Superb Refitted Bathroom

having a recently installed white suite with panelled bath, having a mixer tap and rain shower together with adjustable shower and screen over, heated towel rail, wash hand basin with mix tap set in vanity cupboard with concealed cistern and low level WC. Full height tiling on all walls, double glazed obscured window.

Staircase

Stairs lead from the First Floor up to the LOFT CONVERSION with double glazed window to the side.



Loft Conversion

13'5" max' x 12'11" max' red' to 10'1" with radiator and double window, and access to under eaves storage. Measurements extend into dormer, and partly under sloping sided roof.

OUTSIDE

To the front of the property there is a fore garden with perimeter borders stocked with shrubs and plants, and driveway providing parking.

The delightful rear garden has a large patio with joining the property with shaped lawns beyond and further deck area with;

Large timber Summerhouse, with Power.

Large timber Garden Shed with power and electric lighting.

GENERAL INFORMATON

The property to be freehold.



All main services are connected

We have on file, the Building Control Completion Certificate for the Loft conversion dated 19th March 1991 ref W900175W.

Sale Completion Jan' 2025





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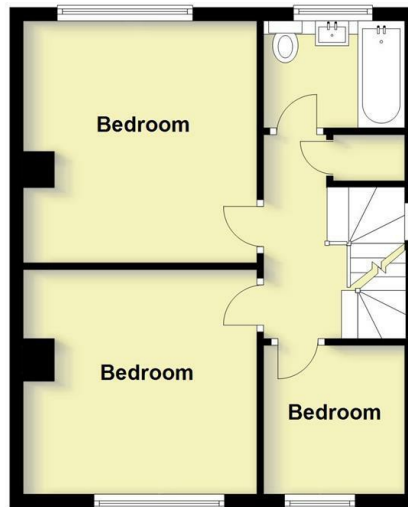
Ground Floor

Approx. 49.3 sq. metres (530.5 sq. feet)



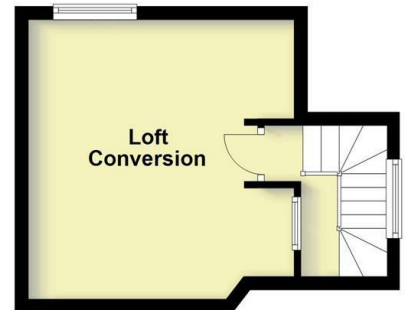
First Floor

Approx. 40.3 sq. metres (433.4 sq. feet)



Second Floor

Approx. 19.4 sq. metres (208.4 sq. feet)



Total area: approx. 108.9 sq. metres (1172.3 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			
(69-80) C			
(55-68) D		60	
(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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