



3 Bed House

12 Goldsmith Avenue
Warwick
CV34 6JA



MARGETTS
ESTABLISHED 1806

Price Guide £350,000

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*** ALL VIEWINGS NOW FULLY BOOKED
*** CALL TO BE ADDED TO WAITING LIST
*** Forming part of a popular location near the racecourse and town, this well presented and extended three bedroom family semi' is well worth a personal inspection. Providing three generous bedrooms, generous enlarged lounge, rear dining kitchen, side utility and further study/office and a welcoming entrance vestibule/study. The rear garden also provides a workshop.

Extended Front Entrance Vestibule/Study

9'8" including cupboard x 5'10"

Front door opens in an extension providing a Reception Vestibule (formally used as a study) with V4 oak wood parquet flooring, double glazed window, down lighters and the measurements include a useful full height, full width storage cupboard with shelving.

Lounge

20'10" reducing 17'10" x 10'2"

with double glazed window to the front, V4 oak wood parquet flooring, wood burner, radiator, further double panel radiator and coved ceiling.

Rear Dining Kitchen

20'11" x 11'0" maximum reducing 9'0"

with V4 oak wood parquet flooring, the Kitchen area has wood effect work surfacing incorporating a one and a quarter bowl, single drainer sink unit with mixer tap, and, a Neff four ring induction electric hob. Range of base units beneath incorporating the Sharpe full size dishwasher and tall larder cupboard to the side incorporating the Neff double oven. Double door eye-level wall cupboard and further door open to a deep under stairs pantry cupboard. The dining area, which also enjoys parquet flooring, there is the breakfast bar with cupboards accessed under. double glazed sliding patio doors opening onto the

Conservatory

10'7" x 10'6"

with double glazed windows and French doors to the rear garden. Laminate flooring.

Side Utility Room

12'1" x 5'4" max' reducing to 2'11"

with work surfacing having cupboards above, and storage cupboard to the side, and space and plumbing for washing machine and tumble dryer. Radiator, tiled floor, double glazed door to the front and double glazed door to the rear patio.

Cloakroom

With low level WC and wash hand basin, tiled floor and walls.

Store/Office

7'8" x 6'9"

with double glazed window.

Stairs & Landing

door opens the staircase from the Lounge, proceeding to the First Floor landing with access to the roof space. Double glazed window to the side. Off the landing there is an lined cupboard.

Bedroom 1

13'7" max' inc wardrobe x 10'0" excluding ward and with radiator and double glazed window door opening to built-in wardrobe with hanging rail and shelves and further door opening to a

Walk-In Wardrobe

Large walk in wardrobe with hanging rails and shelves.



Bedroom 2 - Front

11'3" excluding door recess by 10'5" with radiator and window to the front, storage alcove, coved ceiling and radiator.

Enlarged Bedroom 3 - Front

9'3" x 7'4" measurements include small bulkhead. Radiator and double glazed window to the front. Coved ceiling and single panel radiator, Please note previous owner of the property remodelled the upstairs to create a larger third bedroom which is bigger than the average.



Family Bathroom

has a white suite with panel bath having mixer tap and adjustable shower with screen over, wash hand basin and set in vanity unit with cupboards and mixer tap, together with low level WC with concealed cistern. Heated towel rail, tiled floor and walls, down lighter and double glazed window.



Outside

To the front of the property there is an excellent parking area which is block paved and gives access to the front of the house.

The rear garden is mainly laid to lawn , patio and borders.

Workshop

17'7" x 9'5"
with electric light and power.

GENERAL INFORMATION

We believe the property to be freehold and all mains services are connected.



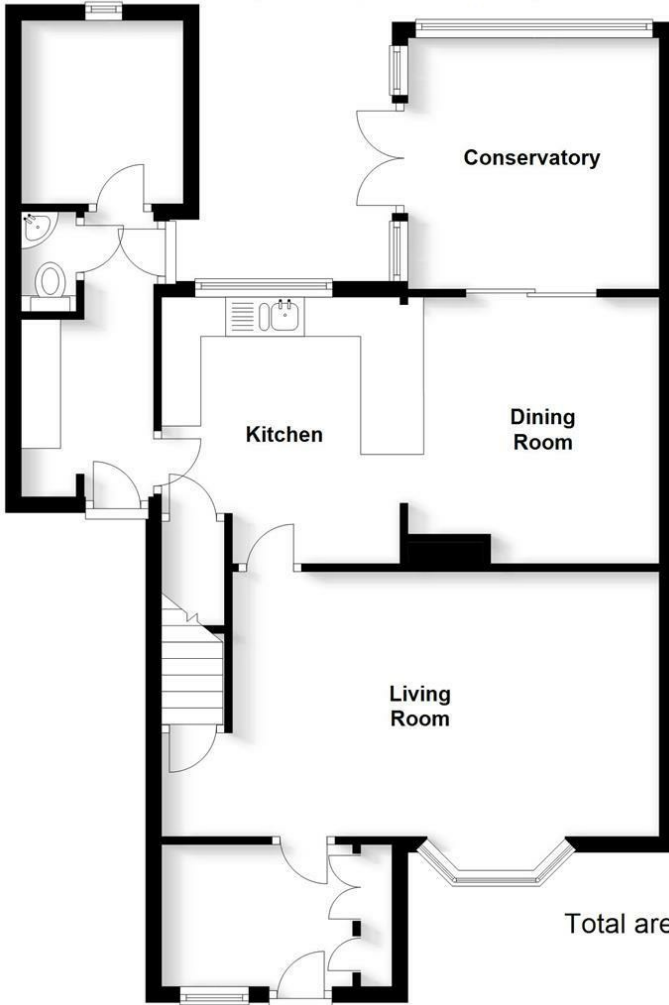


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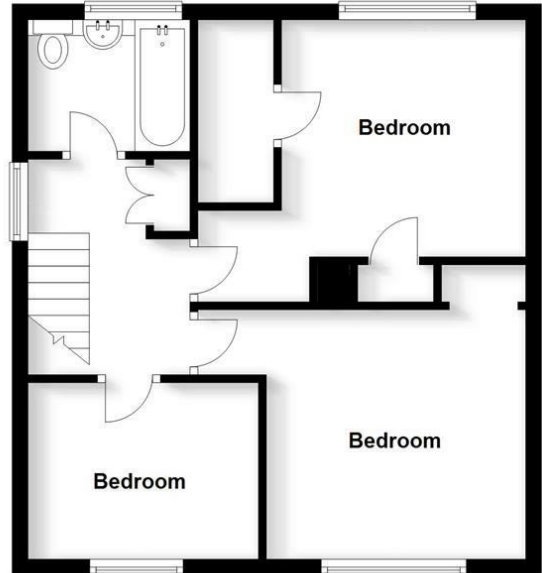
Ground Floor

Approx. 70.9 sq. metres (763.3 sq. feet)



First Floor

Approx. 43.2 sq. metres (465.4 sq. feet)



Total area: approx. 114.2 sq. metres (1228.8 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			74
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

CONTACT

12 High Street
Warwick
Warwickshire
CV34 4AP

E: sales@margetts.co.uk

T: 01926 496262

www.margetts.co.uk

