



2 Bed House

10 Falstaff Grove
Heathcote
Warwick
CV34 6EY



MARGETTS
ESTABLISHED 1806

Price Guide £280,000

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UNDER OFFER ...A truly exceptional spacious and extended two bedroom home providing immaculate accommodation and benefiting from a refitted cloakroom, kitchen and bathroom. The property also enjoys the addition of a beautiful all year rear conservatory.

Canopy porch with recently replaced double glazed front door opens into the

RECEPTION HALL

with tiled floor and double panel radiator. There is also a "Google Nest" heating control system located in the hall at the bottom of the stairs.

LUXURY REFITTED CLOAKROOM

with low level WC, wash hand basin with cupboard beneath and mixer tap, heated towel rail, obscured double glazed window, attractive half height tiling on all walls and tiled floor.

REFITTED KITCHEN

8'10" x 8'0"

with modern roll edge work surfacing extending around the room with matching up stands and incorporating one and a quarter bowl, single drainer quart quartz sink with mixer tap. Fitted four ring gas hob, incorporating below the Beko electric oven, refrigerator, separate undercounter freezer, integrated eye level microwave and washer/dryer. Range of eye level wall cupboards with under unit lighting, and cupboard housing the Worcester gas fired central heating boiler.

LIVING ROOM

16'2" x 12'2"

with two double panel radiators, double glazed windows to the front and rear, television aerial point, door opening to large under stairs storage cupboard, and two double glazed doors opening into the

ALL YEAR ROUND CONSERVATORY

10'7" x 7'5"

with wood flooring, electric plug-in radiator, double glazed windows and French doors and insulated ceiling with downlights.

Staircase from the entrance hall proceeds to the first floor landing with double glazed window off, and access to the roof space.

BEDROOM ONE - REAR

10'10" x 10'4" max (excl wardrobes)

with double glazed window to the rear and radiator, and the measurements exclude the double built-in wardrobe with hanging rail and shelf.

BEDROOM TWO - FRONT

12'3" x 8'2"

with radiator, double glazed windows to both front and rear and the dimensions include a fitted double door wardrobe with hanging rail and shelf.



BEAUTIFUL STYLISH REFITTED BATHROOM

has a white suite with panelled Jacuzzi bath with mixer tap and shower together with rain shower above and screen. Wash hand basin with mixer tap and cupboards beneath, wood effect flooring, tiled walls, obscured double glazed window and extractor fan.

OUTSIDE - PARKING

Approached through the arch are two allocated car parking spaces.

DELIGHTFUL REAR GARDEN

is nicely enclosed with shaped lawn and large patio area and border stocked with shrubs and plants and timber garden shed.



GENERAL INFORMATION

The property is freehold and all mains services are connected.

Please note that there is also a "Google Nest" heating control system in the house, located in the hall at the bottom of the stairs.



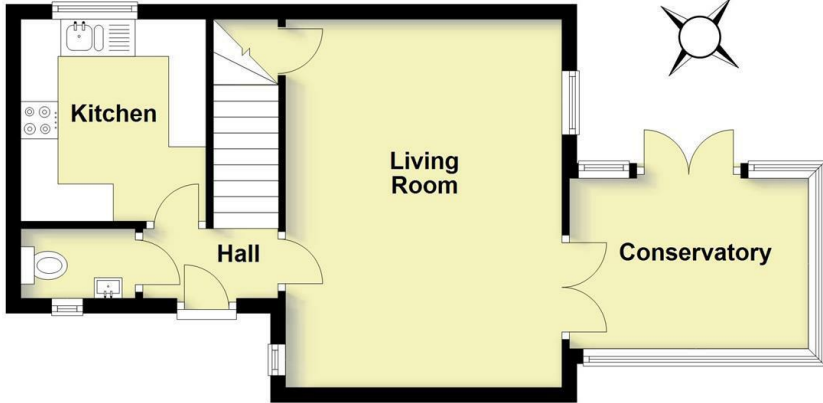


10 Falstaff Grove, Heathcote, Warwick, CV34 6EY



Ground Floor

Approx. 39.4 sq. metres (423.6 sq. feet)



First Floor

Approx. 31.8 sq. metres (341.8 sq. feet)



Total area: approx. 71.1 sq. metres (765.5 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			85
(81-91) B			
(69-80) C		70	
(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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