



## 2 Bed House

45 Mallory Drive  
Warwick  
CV34 4UD

  
**MARGETTS**  
ESTABLISHED 1806

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Warwick  
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## Price Guide £277,500

A rare end-of-terrace home backing onto the Race Course! offering two bedrooms, and side driveway this property enjoys a rare aspect overlooking the racecourse to the rear and viewing is recommended. Refitted kitchen and bathroom with shower, double glazing and gas central heating. DON'T MISS IT - these do not come for sale often!

### Entrance

canopy porch and double glazed front door, open into the Reception Hall.

### Reception Hall

with radiator.

### Re Fitted Kitchen

8'2" x 9'1"

with work surfacing incorporating a John Lewis 4 ring gas hob, and a single drainer stainless steel sink with mixer tap. Range of base units beneath incorporating the electric integrated oven and leaving space and plumbing for a slimline dishwasher and washing machine. Extra tall wall cupboards with cooker hood and under unit lighting. Recess for fridge freezer, splashback and double glazed front window. Cupboard housing the Valliant gas central heating boiler.

### Lounge/Dining room

15'7" x 12'3"

with radiator, double glazed door and window to the rear patio and garden. Staircase rises to the first floor landing:

### Stairs & Landing

First Floor Landing with access to the roof space. Off the landing there is an airing cupboard with slatted wood shelving and insulated hot water cylinder.

### Bedroom 1 - Rear

12'2" max' x 12'0" max' inc' wardrobe to 9'1"

with double glazed window affording views across the Race Course, radiator, and full height mirrored fitted wardrobe with hanging rail.

### Bedroom 2 - Front

9'3" x 8'3" max' reducing to 5'10"

with radiator and double glazed window to the front, and door opening to a useful storage cupboard.

### Bathroom

has a white suite with panel bath mixer and adjustable shower with screen over, low level WC, wash hand basin with mixer tap. Full height tiling on all walls and double glazed window, extractor fan and heated towel rail.

### OUTSIDE

To the front of the property there is a fore garden and driveway providing parking. Side pedestrian access gives access to the:

### Lawned Rear Garden

which enjoys a good degree of privacy with central lawn and perimeter borders stocked shrubs and plants. The garden features a large patio and timber garden shed to the side.

### GENERAL INFORMATION

Property is freehold and all mains services are connected.





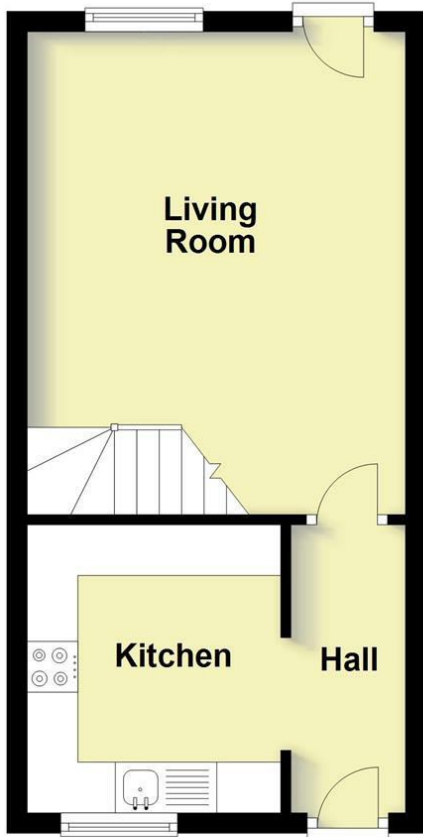


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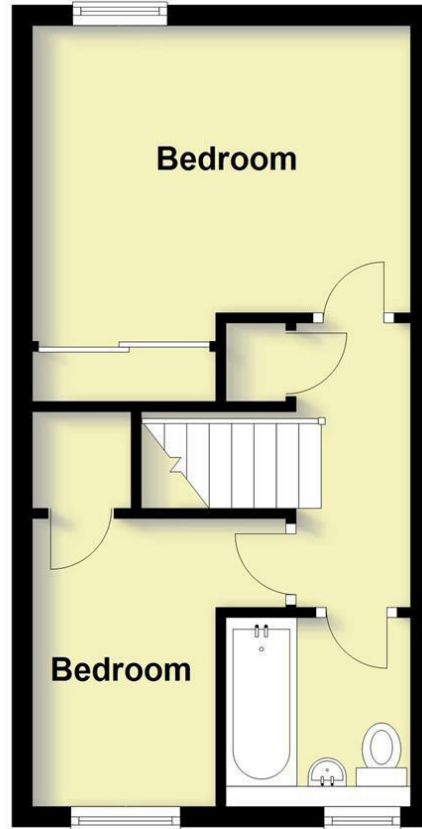
## Ground Floor

Approx. 28.7 sq. metres (309.1 sq. feet)



## First Floor

Approx. 28.7 sq. metres (309.1 sq. feet)



**Total area: approx. 57.4 sq. metres (618.3 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) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

### CONTACT

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