



3 Bed Semi-detached house

83 Millbank
Warwick
CV34 5TJ


MARGETTS
ESTABLISHED 1806

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Price Guide £300,000

Delightfully positioned behind a large central green, and offering upgraded three bedroom accommodation with a rear GARAGE, this delightful semi' is a superb family home and well worth a personal inspection. Extended with small, handy rear porch and remodelled for a study on the ground floor, the property enjoys a replacement shower room and refitted kitchen.

Entrance

Sliding double glazed patio doors opening into the:

Storm Porch

with front door with side window opening into the:

Reception Hall

with under stairs cloaks cupboard, laminate flooring and electric night storage heater.

Lounge/Dining Room - Front

16'9" x 10'11" maximum

with feature fire setting having inset coal effect gas fire, hearth and surround. Double glazed front window, Coved ceiling, laminate flooring, dado rail and opening doors to the:

Refitted Kitchen

9'8" x 10'4"

with dark, roll edge work surfacing incorporating a one and a quarter bowl single drainer sink unit with mixer tap and a four ring electric hob. Range of base units beneath leaving space for washing machine and tumble dryer. Integrated oven. Space and recess for tall fridge/freezer, range of eyelevel wall cupboards, tall larder cupboard and tiled floor.

Rear Porch

with tiled floor, double glazed window and door to rear patio.

Study

6'3" x 5'7"

with wood effect laminate flooring, and double glazed window.

Stairs & Landing

staircase from the Reception Hall proceeds to the First Floor Landing with electric night storage heater and access to the roof space. Also, off the Landing there is a shelved linen cupboard.

Bedroom 1 - Rear

11'0" x 8'5" excluding wardrobes

with a comprehensive range of fitted wardrobes, laminate flooring, and double glazed window to the rear. Electric night storage heater.

Bedroom 2 - Front

9'10" excluding door recess x 9'5"

with double glazed window and laminate flooring, downlights.

Bedroom 3 - Front

7'2" including wardrobes by 6'9" maximum

with fitting wardrobes, double glazed window and coved ceiling.



Shower Room

formally the bathroom, the Shower Room has been refitted with a large corner shower with adjustable shower and screen, wash hand basin with mixer tap and cupboard beneath, low level WC, downlights, obscured double glazed window and full height tiling.

OUTSIDE

To the front, there is a neat lawned fore garden and path leading to the front door and also path along the side of property to the:

Rear Garden

which is paved for ease of maintenance with timber garden shed and rear gate.

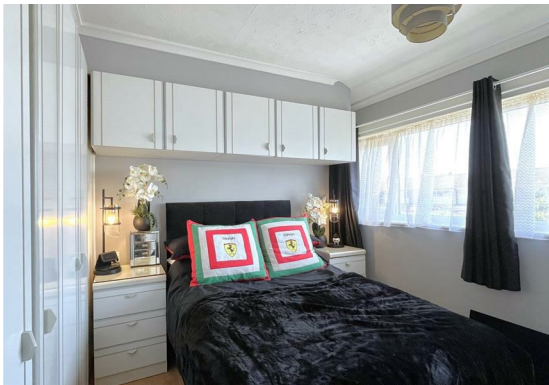
Single Garage

with power and light and personal door back into the rear garden.

GENERAL INFORMATON

The property is freehold and all mains services are connected.





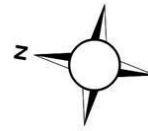
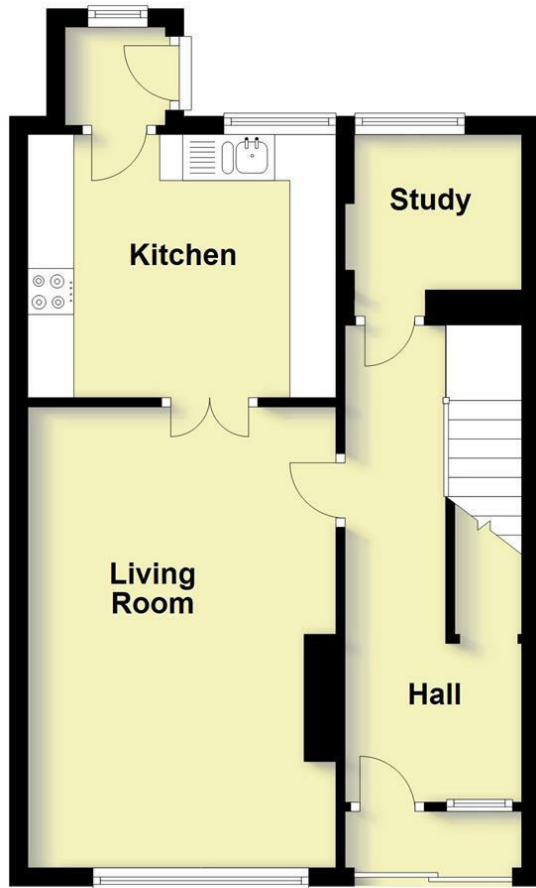


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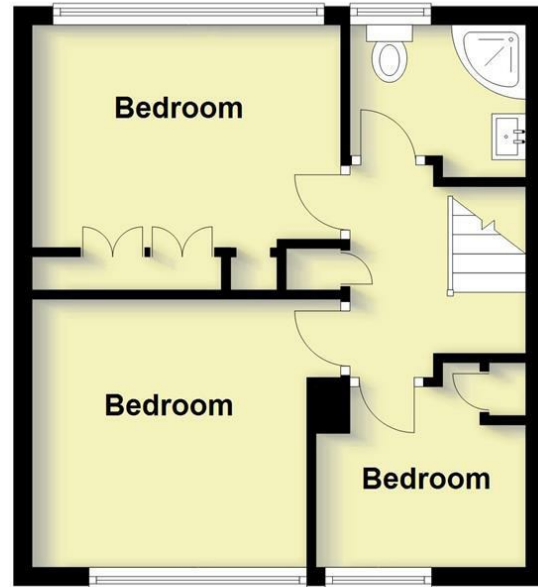
Ground Floor

Approx. 44.1 sq. metres (474.4 sq. feet)



First Floor

Approx. 31.7 sq. metres (340.8 sq. feet)



Total area: approx. 75.7 sq. metres (815.2 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		
(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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