



2 Bed Semi-Detached Bungalow

21 Grassington Avenue
Warwick
CV34 5XR


MARGETTS
ESTABLISHED 1806

Price Guide £250,000

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A rare catch! Refurbished and much improved two bedroom bungalow, redecorated and upgraded throughout with brand new kitchen, brand new bathroom shower, brand new fitted wardrobes and heating. The property is in a superb location with carport and courtyard to the rear together with front garden. Viewing highly recommended.

Front door opens into a small entrance vestibule with double glazed front door and obscured double glazed window.

LIVING ROOM

15'5" x 10'1"

with double glazed window, brand-new electric radiator (please note the electric radiators have low energy consumption technology) beautiful wood effect flooring, and television aerial point.

SUPERB REFITTED KITCHEN

10'0" x 7'0"

with modern square edge work surfacing incorporating a single drainer sink unit with mixer tap and a four ring electric hob. Beneath is the electric oven, drawers and units also housing the washing machine. Cupboard incorporating the fridge and freezer. Two eyelevel wall cupboards and cooker hood, splashback, double glazed window, brand-new electric radiator, wood effect flooring, and double glazed door to the side carport.

INNER HALLWAY

with access to the roof space and door opening to airing cupboard with insulated hot water cylinder.

BRAND NEW BATHROOM

with white suite having panelled bath with mixer tap and Mira adjustable shower above with screen, wash hand basin with mixer tap, low level WC, heated towel rail, large tiled areas and wood effect flooring.

BEDROOM ONE

9'8" x 10'0"

with brand-new electric radiator, double glazed window, wood effect flooring, and the measurements include a range of fitted wardrobes and drawers.

BEDROOM TWO

9'0" inc wards x 8'11" into door recess

reducing to 2.06 m with wood effect flooring and mirrored full height double door fitted cupboard. Brand-new electric radiator and double glazed window.

OUTSIDE

To the front of the property there is a block paved driveway and partly paved front garden with perimeter border stocked with shrubs.

SIDE OF THE PROPERTY

there is an open covered carport with gates.

TO THE REAR OF THE PROPERTY

there is a paved courtyard garden with rockery.

SMALL TIMBER GARDEN SHED

GENERAL INFORMATION

We believe all main services are connected except gas.

We believe the property is freehold.

Please note the electric radiators have low energy consumption technology.

Kitchen and wardrobes are both from Howdens.





Ground Floor

Approx. 44.4 sq. metres (477.4 sq. feet)



Total area: approx. 44.4 sq. metres (477.4 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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