



3 Bed Mid-terraced house

21 Hanworth Road
Warwick
CV34 5DY


MARGETTS
ESTABLISHED 1806

Price Guide £295,000

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A charming and improved traditional mid-terrace home with rear garage, three bedrooms, re-fitted dining/kitchen and bathroom including shower, gas central heating and double glazing, viewing highly recommended.

Front

Large driveway with path and raised shrubbery bed leads to the front door.

Reception Hall

Double glazed front door opens into Reception hall with double panelled radiator and understairs storage cupboard.

Lounge (front)

12' 4" x 10' 6" (3.76m into bay x 3.19m max) with laminate floor, double glazed bay window to the front of the property, double panelled radiator, gas fire with hearth and surround, shelving and fitted cupboards flanking either side of the chimney breast.

Full width re-fitted dining kitchen

16' 3" x 10' 11" (4.95m max x 3.33m max) attractive re-fitted units, having dark roll edge work surfacing incorporating 1 1/4 bowl single drainer stainless steel sink and mixer tap, comprehensive range of base units under with space for dishwasher, tall larder cupboard, eye level wall cupboard, tiled areas, recess suitable for a range cooker with Rangemaster cooker hood over (Rangemaster Toledo available at separate negotiation), tall contemporary radiator, wood effect flooring, square arch to:

Rear Lobby

With double glazed door to the side of the property and door to Large Utility Cupboard with plumbing for washing machine and a wall mounted gas fired combination central heating boiler, obscure double glazed window.

Landing

Staircase from the Entrance Hall leads to the First Floor landing with access to the roof space via a hatch with fitted ladder.

Bedroom One (front)

13' 11" x 9' 9" (4.25m max into bay x 2.97m max) with double glazed bay window to the front of the property, double panelled radiator.

Bedroom Two (rear)

9' 9" x 10' 3" max (2.98m max x 3.12m max) with double glazed window affording views over the rear garden and roof top views of Warwick beyond, double panelled radiator and the dimensions include a range of fitted wardrobe and storage units.

Bedroom Three

8' 11" x 6' 4" (2.73m x 1.92m) with double panelled radiator and double glazed window.



Bathroom

Has a re-fitted white suite with panelled bath having a tap secured adjustable shower with screen over, wash hand basin with vanity unit and mixer tap, low level WC, obscured double glazed window, heated towel rail.

OUTSIDE

Parking space and path

Garden

To the front of the property there is a large driveway with path and raised shrubbery bed leads to the front door.



The rear garden has a raised shrubbery box, patio area which is mainly laid to lawn with path down the side of the property and a number of established shrubs.

Single Garage

18' 4" x 9' 10" (5.58m x 3.00m)

GENERAL INFORMATION

The property is Freehold.



All Mains Services are currently connected

Owners wish to inform you:

March 2019 - New Flooring and underlay in Lounge

July 2019 - Dropped kerb install

Aug' 2020 - New re-sized loft hatch added with ladder

Sept' 2020 - New Driveway (5 year guarantee)

Feb' 2023 - New carpet and underlay fitted in hall, stairs and landing.

Sept 2024 - New pitched roof (battens, membrane, roof tiles and lead flashing) to utility room.

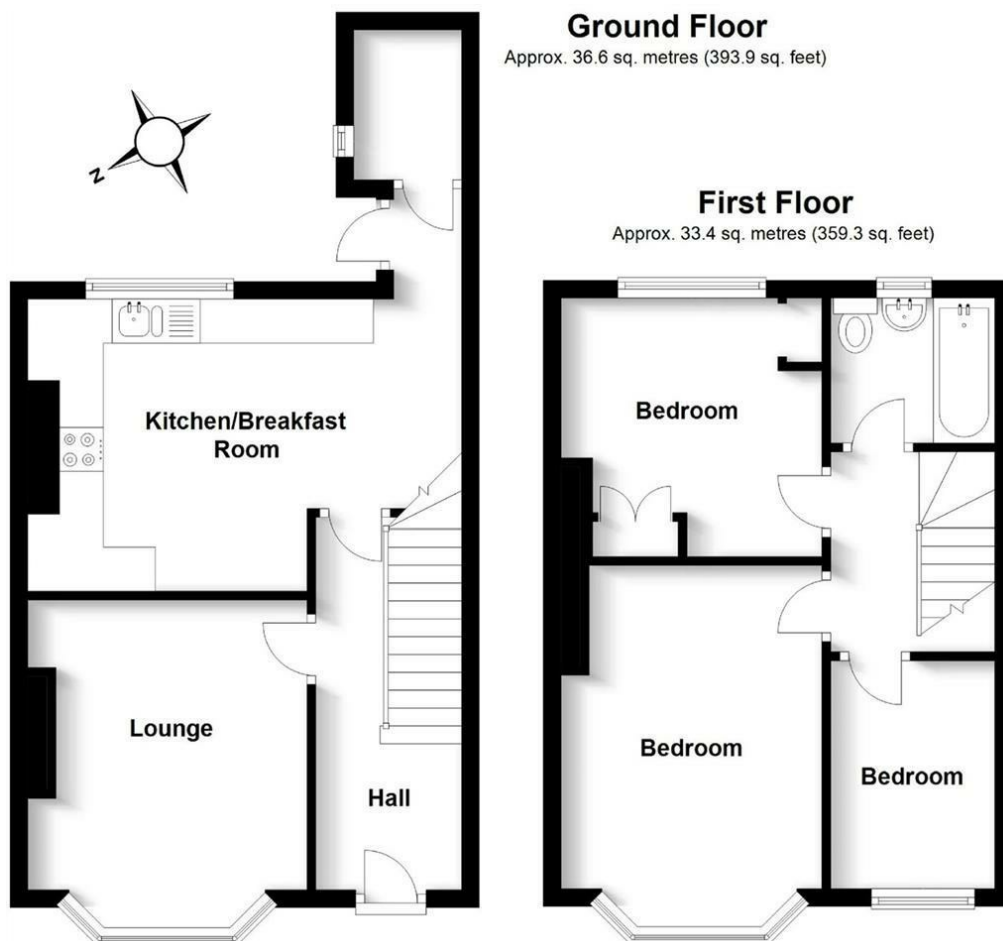
Nov' 24 - New Water Meter.





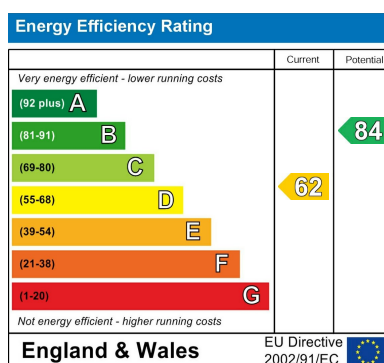
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Total area: approx. 70.0 sq. metres (753.1 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



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