



3 Bed House

**196 Greville Road
Warwick
CV34 5PU**


MARGETTS
ESTABLISHED 1806

Price Guide £280,000

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A spacious and extended three double bedroom mid terraced home with communal off-road parking, double glazing and gas central heating. The property enjoys a convenient location for both Leamington Warwick, the A46, M40 and Coventry.

Front door opens into the

RECEPTION HALL

with laminate flooring and radiator.

INNER HALLWAY

with door to under stairs storage cupboard.

LOUNGE - FRONT

14'9" x 10'8"

with double glazed bow window to the front of the property, laminate flooring, radiator, and television point.

DINING ROOM - REAR

14'5" max reducing to 13'4" x 7'11"

with radiator and double glazed window to the rear.

Arch leads through to the

KITCHEN

9'10" x 9'3"

with roll edge work surfacing extending around the room incorporating a single drainer sink with mixer tap and a five ring gas hob. Base units beneath with space and plumbing for dishwasher and further space for washing machine. Tall larder cupboard incorporating the electric oven, eyelevel wall cupboards with cooker hood, double glazed window to the rear and double glazed door to the side.

DOWNSTAIRS CLOAKROOM

with low-level WC and shower cubicle together with wash hand basin, tiled floor, extractor fan and heated towel rail.

Staircase proceeds from the reception hall to the first floor landing, access to the roof space.

BEDROOM ONE - FRONT

13'3" x 9'9"

with laminate flooring, radiator and double glazed front window.

BEDROOM TWO - REAR

9'4" excluding wardrobes x 9'8"

with double glazed window to the rear, laminate flooring and single panel radiator. Cupboards include the wall mounted Ideal Logic gas fired central heating boiler.

BEDROOM THREE

10'3" max x 10'7" max

with laminate flooring, double glazed window, single panel radiator, and the measurements include the space taken by the over stairs bulkhead. Door opens to storage cupboard.



BATHROOM

has a white suite with panel bath having adjustable shower over, wash hand basin with mixer tap and cupboard beneath, low-level WC, large tiled splashback, extractor fan, and obscured double glazed window.

OUTSIDE - TO THE FRONT OF THE PROPERTY

there is a small fore garden and path.

PARKING

There is also communal off-road parking operated on a first come, first served basis.

SIDE PASSAGE

Archway and passage leads to the rear of the property.

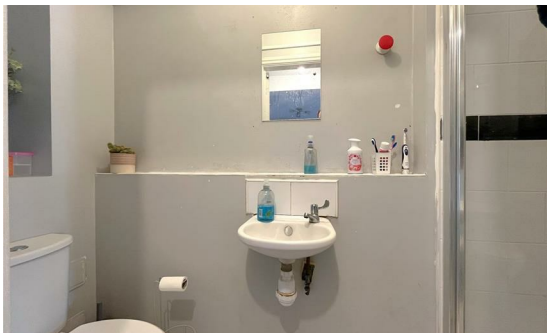
THE REAR GARDEN

is mainly laid to lawn with paved patio and

TIMBER GARDEN SHED

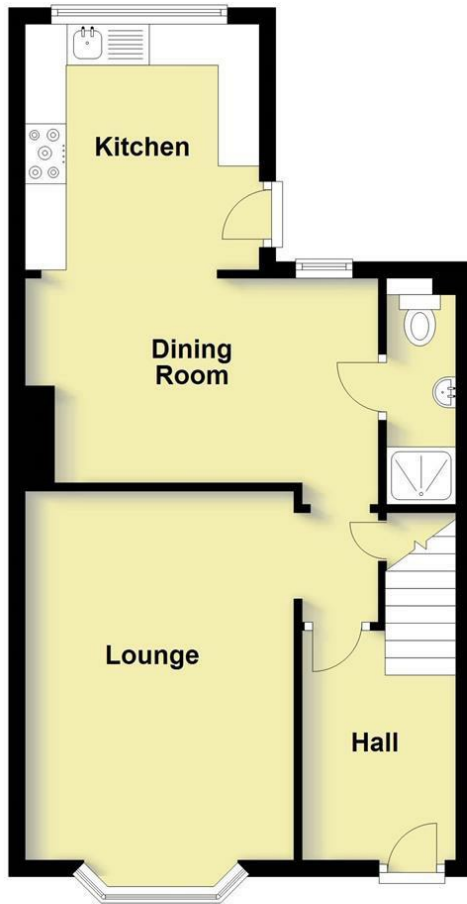
GENERAL INFORMATION

We understand the property is freehold and all mains services are connected.



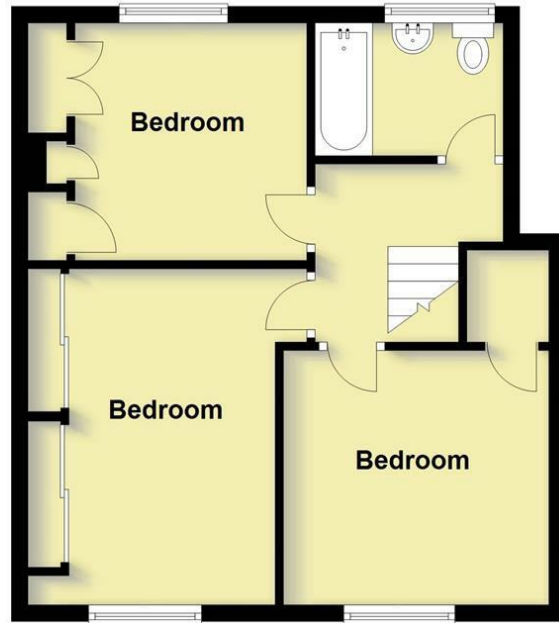
Ground Floor

Approx. 46.1 sq. metres (496.3 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.5 sq. feet)



Total area: approx. 89.4 sq. metres (962.8 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		86
(81-91) B		
(69-80) C	70	
(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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