



3 Bed Semi-detached

74 Greville Road
Warwick
CV34 5PJ


MARGETTS
ESTABLISHED 1806

Price Guide £335,000

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Attractive and mature three bedroom, semi-detached family home boasting an excellent sized plot with delightful rear garden, rear open garage and parking. The property enjoys double glazing and gas central heating and is offered for sale at a sensible price with no upward chain. Viewing warmly recommended.

Double glazed front door with matching side windows opens into the

RECEPTION HALL

with radiator, door opening to understairs storage cupboard, and double glazed door to the side of the property.

THROUGH LOUNGE/DINER

25'1" into bay x 11'10" max reducing to 10'6"

Originally two separate rooms now opened up to give a light and airy aspect, this through room enjoys a double glazed window to the front, ornate fire setting, wiring for two wall lights, radiator, and in the dining area there is a double panel radiator and double glazed opening French doors.

ENLARGED FITTED KITCHEN

13'10" x 6'11" max reducing to 5'11"

with roll edge work surfacing incorporating a one and a quarter bowl, stainless steel single drainer sink with mixer tap and base units beneath. Recess for cooker, space and plumbing for dishwasher. Eye level wall cupboards and slimline base units under. Further space and plumbing for washing machine, wall mounted Worcester gas fired central heating combination boiler, two large double glazed windows, down lighters and radiator.

Staircase from the reception hall proceeds to the first floor landing, with obscured double glazed window to the side and access to the roof space.

BEDROOM ONE - FRONT

10'7" excl. door recess x 9'4" into bay

with double glazed bay front window, radiator and picture rail.

BEDROOM TWO - REAR

11'11" x 10'7" excl door recess

with double glazed window and central heating radiator.

BEDROOM THREE - FRONT

6'11" x 7'7" incl small bulkhead

with double window to the front, radiator and the measurements include a small over stairs bulkhead.



BATHROOM

has a white suite with panel bath having adjustable thermostatically controlled shower over and screen, low level WC and wash hand basin in an antique style, radiator, shaver point, and obscured double glazed window.

OUTSIDE

TO THE FRONT OF THE PROPERTY

there is a fore garden set behind the garden brick wall with path leading to the front of the property, shaped lawned areas and established shrubs.

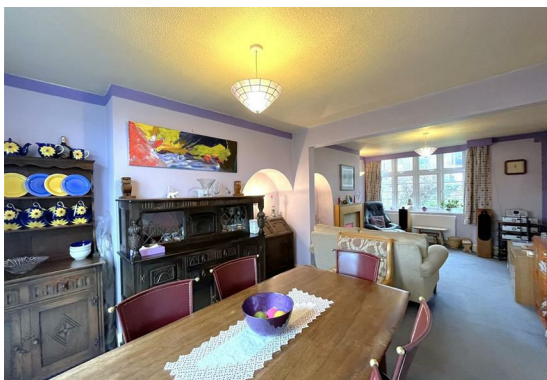
AT THE SIDE OF THE PROPERTY

pathway from the Store to the Rear Garden.

STORE

9'6" x 6'10"

with electric light and with door at the back leading to path which leads to the rear garden.





REAR GARDEN

is mainly laid to lawn and also has a paved patio area adjoining the property.

REAR CARPORT

providing parking.

GENERAL INFORMATION

The property is freehold and all mains services are connected.

AGENTS NOTE

We understand some subsidence was discovered in 2021, and the leaking drain which had caused the cracking, was repaired. The house was monitored for any further movement for a year and then in 2022 the cracks were repaired. This was done through the buildings insurance company. Please do ask for more information if you have any questions, particularly if you need to travel some distance to view the property.





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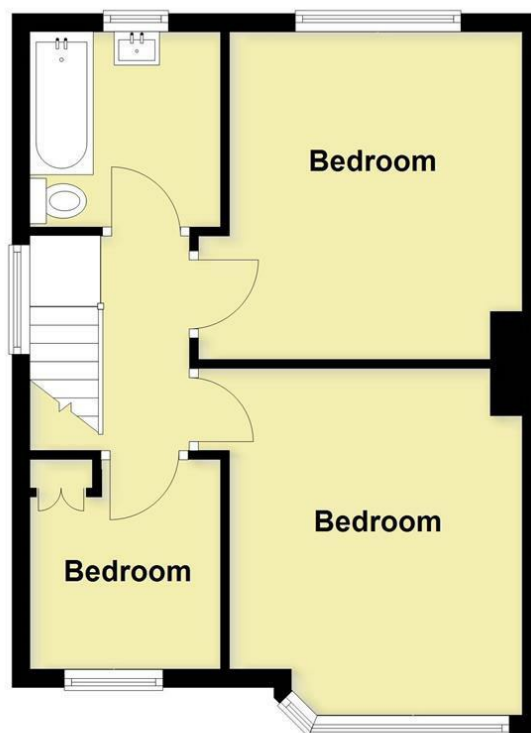
Ground Floor

Approx. 49.2 sq. metres (529.6 sq. feet)



First Floor

Approx. 39.6 sq. metres (425.8 sq. feet)



Total area: approx. 88.8 sq. metres (955.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		64
(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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