



3 Bed Mid Terraced House

87 Deansway
Woodloes Park
Warwick
CV34 5DF


MARGETTS
ESTABLISHED 1806

Price Guide £290,000

87 Deansway
Woodloes Park
Warwick
CV34 5DF



Price Guide £290,000

A much improved, and superbly presented, extended three bedroom, mid terraced property located close to the heart of the Woodloes Park near the shops, the local school and bus route. Newly fitted kitchen, double glazing, gas central heating, and integrated garage. The property is offered with no upward chain and much interest is expected.

Sliding double glazed doors open into the

EXTENDED STORM PORCH

with double glazed window, tiled floor and front door opening into the

RECEPTION HALL

with wood effect laminate flooring, and radiator.

BEAUTIFULLY REAPPOINTED FITTED KITCHEN

13'1" x 7'4"

with modern roll edge work surfacing extending around the room with a comprehensive range of base units beneath including drawers, and leaving space and plumbing for a washing machine. Two large cupboards incorporating the Hotpoint double oven and range of eyelevel wall cupboards with attractive under unit lighting and Hotpoint cooker hood. Space for a larger fridge freezer, larger cupboard with shelving, worksurface with space under for appliance or could be used as a breakfast bar without an appliance. Eyelevel wall cupboard. Double glazed window to the front.

FULL WIDTH LOUNGE/DINING ROOM

18'9" x 10'9" max reducing to 8'10"

with beautiful attractive laminate wood effect flooring, double glazed bow window, sliding double glazed patio doors to the rear, coved ceiling and central heating radiator.

Staircase from the entrance hall proceeds to the first floor landing with access to the roof space. Off the landing there is an over stairs bulkhead storage cupboard.

BEDROOM ONE - REAR

11'1" max x 11'1" max

with radiator, double glazed rear window and coved ceiling.

BEDROOM TWO - REAR

12'7" into door recess reducing to 10'7" x 7'6"

with window, radiator, coved ceiling and telephone connection point.

SURPRISINGLY LARGE BEDROOM THREE - FRONT

9'7" x 8'10"

with radiator, double glazed window to the front, coved ceiling and the measurements include a louvre door built-in wardrobe.

BATHROOM

has a white suite with panelled bath, wash hand basin, radiator and obscured double glazed window.



SEPARATE WC
with double glazed window.

OUTSIDE

TO THE FRONT OF THE PROPERTY
there is a driveway with a lawned garden to the side with established shrubs and a path leading to the front door.

PART INTEGRAL SINGLE GARAGE
with up and over door and Baxi gas fire central combi heating boiler.



REAR GARDEN
enjoys a large paved patio with shaped lawn beyond and path leading to the bottom of the garden. There are perimeter shrubbery borders and established shrubs and trees and a rear pedestrian access.

GENERAL INFORMATION
We believe the property to be freehold and all mains services are connected.



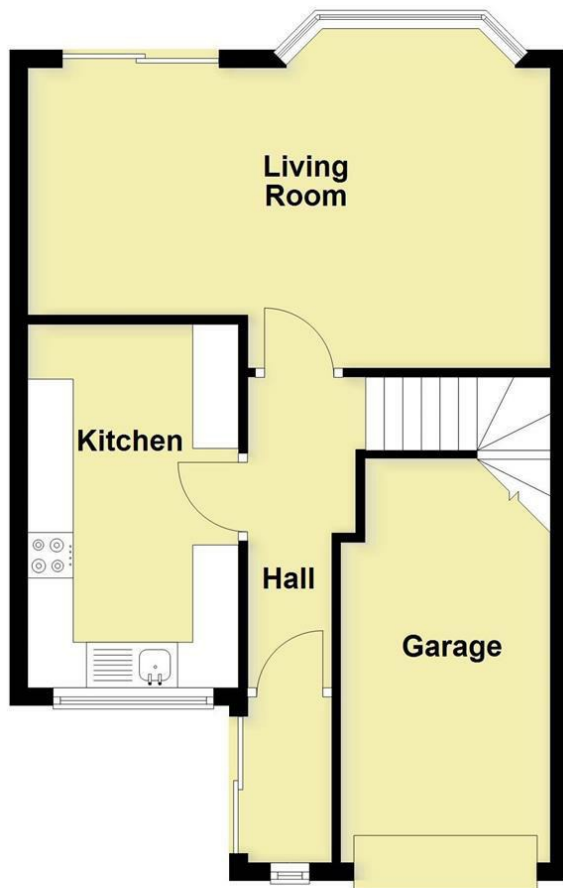


87 Deansway, Woodloes Park, Warwick, CV34 5DF



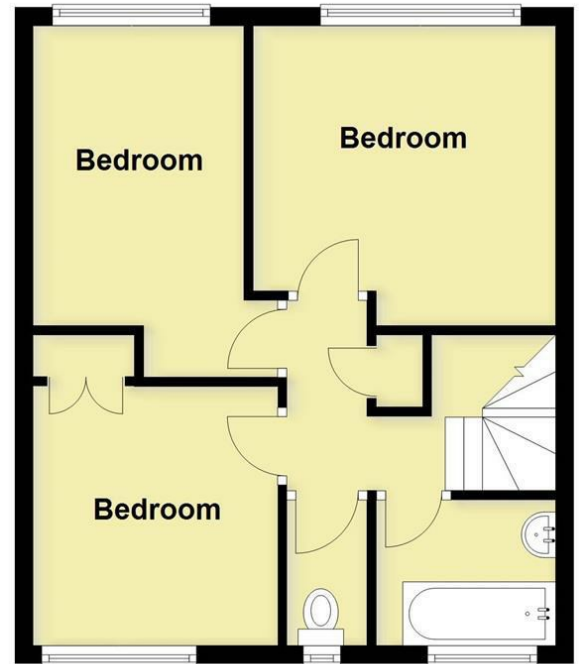
Ground Floor

Approx. 45.8 sq. metres (493.4 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.6 sq. feet)



Total area: approx. 84.9 sq. metres (914.0 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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	67	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CONTACT

12 High Street
Warwick
Warwickshire
CV34 4AP

E: sales@margetts.co.uk

T: 01926 496262

www.margetts.co.uk

MARGETTS
ESTABLISHED 1806