



Four to six bed modern mews

6 Gaveston Close
Warwick
CV34 5HR


MARGETTS
ESTABLISHED 1806

Price Guide £375,000

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An improved and converted four-six bedroom modern Mews home in popular cul-de-sac setting handy for the train station, the town, Warwick Hospital, and good schools. The property offers flexible accommodation and viewing is warmly recommended.

Recess porch with double glazed front door opens into the

RECEPTION HALL

with laminate flooring, radiator, and door to under stairs storage cupboard.

CLOAKROOM

with low-level WC, wash hand basin, radiator and double glazed window.

FAMILY ROOM/STUDY/BEDROOM SIX

17'6" x 8'6"

with a laminate flooring, double glazed window, downlighters and radiator.

BREAKFAST KITCHEN

17'2" max x 9'8"

with modern butchers block style work surfacing extending around the kitchen area with four ring inset gas hob, and 1 1/4 single drainer sink unit with mixer tap. Base units beneath with integrated electric oven and space with plumbing for washing machine. Eye level wall cupboards, tiled splashbacks, double glazed window to the rear and door to the side.

The breakfast area has laminate flooring and a single panel radiator.

UTILITY ROOM

8'11" x 5'5"

with work surfacing to match the kitchen and base units and space and plumbing for washing machine. Laminate flooring, double glazed window and wall mounted Worcester gas fired central heating boiler.

Staircase from the reception hall proceeds to the first floor landing.

REAR FIRST FLOOR LIVING ROOM

19'1" x 12'2" max reducing to 9'2"

with two radiators, coved ceiling, telephone connection point, double glazed window and double glazed patio doors.

BEDROOM ONE - FRONT

11'1" x 8'11"

with radiator and double glazed window to the front.

BEDROOM TWO - FRONT

9'7" x 7'11"

with a window to the front and single panel radiator.

Staircase from the first floor landing proceeds to the second floor landing with storage cupboard off and access to the roof space.



BEDROOM THREE - FRONT

11'9" x 8'11"

with double glazed window and radiator and the dimensions exclude a double door fitted wardrobe.

BEDROOM FOUR - REAR

9'2" x 9'1"

with radiator, double glazed window and door opening through to

BEDROOM FIVE - REAR (off Bedroom 4)

9'8" x 9'3"

with double glazed window and radiator. (Please note bedroom four and bedroom five were previously one room forming the master bedroom).



BATHROOM

has a four piece suite with corner bath, corner fitted separate shower cubicle, wash hand basin, low level WC with concealed cistern, tiled splashback areas and obscured double glazed window.



OUTSIDE

TO THE FRONT OF THE PROPERTY

there is off-road parking and access to the front door.

TO THE REAR OF THE PROPERTY

there is a patio adjoining the house with steps leading up to a shaped lawn with inset trampoline, large timber garden shed, further patio area and rear pedestrian access.



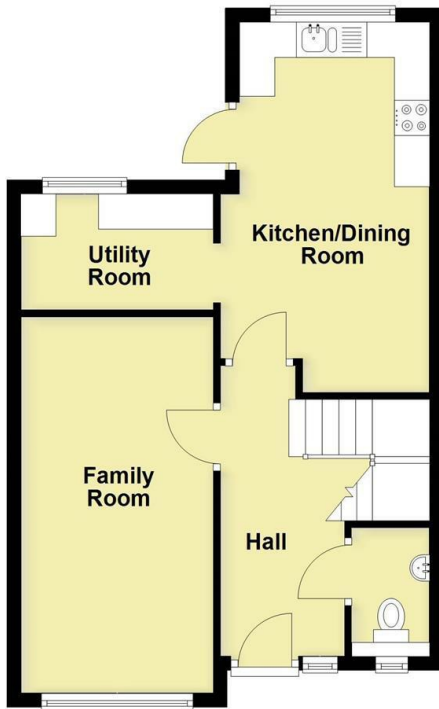


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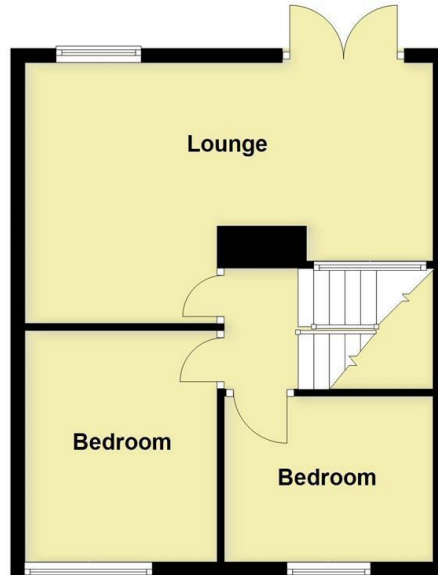
Ground Floor

Approx. 46.0 sq. metres (495.6 sq. feet)



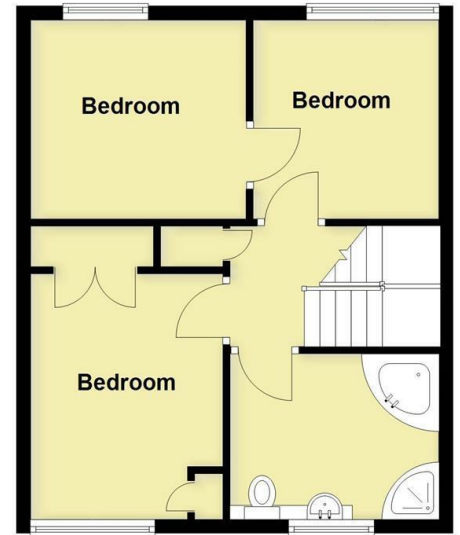
First Floor

Approx. 41.1 sq. metres (442.3 sq. feet)



Second Floor

Approx. 41.1 sq. metres (442.3 sq. feet)



Total area: approx. 128.2 sq. metres (1380.1 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		
	74	83
England & Wales	EU Directive 2002/91/EC	

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