



## Charming two bed character cottage

4 The Knibbs, Smith Street  
Warwick  
CV34 4UW

  
**MARGETTS**  
ESTABLISHED 1806

Price Guide £265,000



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Simply charming! A superbly presented and well planned two bedroom character cottage nestled between Smith Street and Priory Road, enjoying all the character and atmosphere of the historic town centre. Generous accommodation with two good bedrooms, and master bedroom benefitting from its own ensuite. Superbly appointed accommodation. Viewing is warmly recommended.

Front door with window to side opens into the

**LIVING ROOM**

13'3" x 15'0"

with tiled floor, electric panel heater, door to under stairs storage cupboard.

**REFITTED KITCHEN**

9'0" x 6'4"

with dark work surfacing incorporating the four ring induction electric hob with oven under, base units and eye level wall cupboards. Space for a large style fridge freezer and space and plumbing for a dishwasher or washing machine, extractor fan, tiled floor, electric panel heater, and window to the side.

Staircase from the living room proceeds to the

**FIRST FLOOR LANDING**

featuring exposed timbers to the side.

**SHOWER ROOM**

has a full shower cubicle, wash hand basin, low-level WC, heated towel rail, downlighters, extractor fan and double glazed roof light.

**BEAUTIFUL MASTER BEDROOM**

16'6" max red' to 9'6" x 14'7" partly under eaves

16'6" max red' to 9'6" x 14'7" partly under eaves - again featuring attractive exposed timbers, this large double bedroom enjoys a night storage heater and double glazed window.

**ENSUITE SHOWER ROOM**

with full shower cubicle, wash hand basin, low level WC, shaver point and heated towel rail.

**BEDROOM TWO**

14'11" x 7'0" max

with double glazed window, night storage heater, exposed timbers and the dimensions exclude a single door fitted wardrobe with hanging rail and shelf.

**OUTSIDE**

There is a charming courtyard with pedestrian access both from Smith Street and Priory Road with gates which we understand are closed and locked in the evening.

**PARKING**

Resident parking permit is available to apply for.

**GENERAL INFORMATION**

The property is leasehold with a lease of 999 years starting on 20th September, 2000.

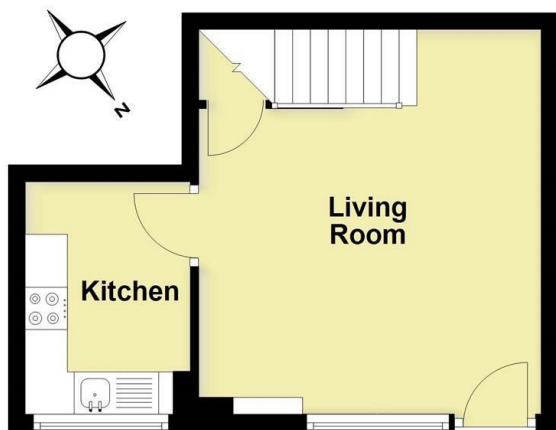
The service charge is £600 per annum (£50 per month).

All main services are connected except gas.



## Ground Floor

Approx. 24.1 sq. metres (259.5 sq. feet)



## First Floor

Approx. 42.0 sq. metres (452.4 sq. feet)



Total area: approx. 66.1 sq. metres (711.9 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) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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