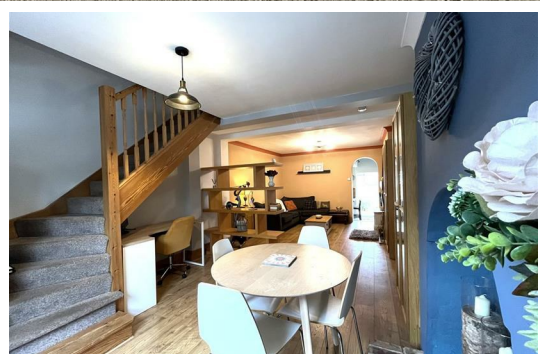




Two bed, mid terraced 71 Albert Street
Warwick
CV34 4JX


MARGETTS
ESTABLISHED 1806

Price Guide £325,000

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Warwick
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An extended, and superbly remodelled, period, character, terraced townhouse located in a popular location, handy for the town centre, Warwick Hospital, Train Station, Warwick Racecourse and Warwick Sainsbury's. The property has been extended and much improved and provides two genuine double bedrooms. Viewing warmly recommended by the agents.

Double glazed front door opens into the

THROUGH LOUNGE/DINING ROOM

26'0" x 12'0"

with laminate flooring, fireplace housing the wood burner with mantle and tiled hearth, two single panel radiators, meter cupboard flanking the chimney breast and coved ceiling.

Step to

EXTENDED BREAKFAST KITCHEN

12'6" x 9'9"

featuring butchers block style roll edge work surfacing with one and a quarter bowl stainless steel, single drainer sink with mixer tap and base units beneath, tall larder cupboards incorporating the double oven and the fridge and freezer, wine bottle store to the side, central island unit forming breakfast bar and housing the four ring gas hob, drawers and base units beneath, tiled floor, tiled splashbacks, radiator, feature part beamed ceiling, and double glazed French doors opening to the rear garden.

Door opens into utility and WC.

UTILITY

5'1" x 2'4"

with shelving and housing plumbing for the washing machine and obscured double glazed window.

WC

with wall mounted gas fired central heating boiler with radiator and obscured double glazed window.

REMODELLED STAIRCASE

proceeds from the lounge/dining room up to the first floor landing with access to the large roof space.

BEDROOM ONE

11'3" excl storage x 8'8" excl bulkhead

with double glazed window, radiator and the room features two very useful storage alcoves.



BEDROOM TWO - REAR

11'6" excl wardrobe x 9'2"

with coved ceiling, double glazed window, radiator, and alcove suitable for wardrobe, if desired.

FOUR PIECE BATHROOM

has a modern style tub bath with mixer tap and shower attachment, wash hand basin, low-level WC, and separate fully tiled shower cubicle with rain shower and handheld adjustable shower attachment, tiled floor and radiator.

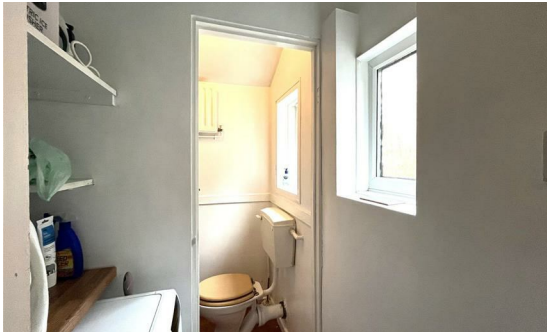


ATTRACTIVE GARDEN

Mainly laid to patio with chippings for ease of maintenance, and rear gate.

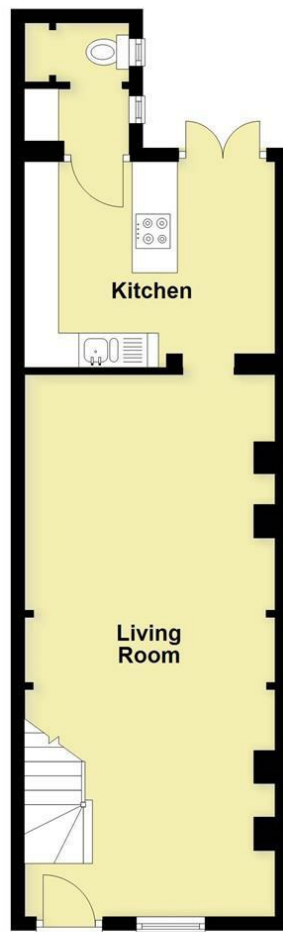
GENERAL INFORMATION

All main services are connected and the property is freehold.



Ground Floor

Approx. 43.4 sq. metres (467.0 sq. feet)



First Floor

Approx. 35.6 sq. metres (382.7 sq. feet)



Total area: approx. 78.9 sq. metres (849.6 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	67	88
(81-91) B		
(69-80) C		
(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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