Detached, three bedroom home.

8 Cornwall Close
Warwick
CV34 5HX

MARGETTS
ESTABLISHED 1806

Price Guide £350,000

8 Cornwall Close
Warwick
CV34 5HX

3

1

1

E

Price Guide £350,000

An opportunity to acquire a three bedroom, detached home in quiet cul-de-sac, near to canal walks, within close proximity to Warwick Hospital and benefitting from easy access to major road networks. UPDATING NEEDED.

Double glazed front door at the side of the property leads into the

ENTRANCE HALL
with door to cloakroom and further door to garage.

CLOAKROOM
with storage heater, wc, and wash hand basin.

LIVING ROOM
12'3" max x 22'2" max
with 2 storage heaters, double glazed windows to both front and rear and door giving access to rear garden.

KITCHEN
9'1" max x 10'9" max
with base and eye level wall cupboards, extractor fan, stainless steel sink with hot and cold water taps and half tiles to back and splashbacks, space for fridge, washing machine, and cooker. Double glazed window to rear with view to garden, door to small storage cupboard and back door leading to the rear garden.

Staircase leads from the Living Room to the First Floor Landing.

FIRST FLOOR LANDING
with smoke detector, airing cupboard and immersion heater, and access to loft space (not boarded).

BEDROOM ONE
12'9" x 9'10"
with storage heater, and double glazed window to the front.

BEDROOM TWO
10'5" x 10'5"
with storage heater, and double glazed window to the front.

BEDROOM THREE
9'2" x 9'10"
with storage heater, built-in wardrobe, and double glazed window to the rear.

BATHROOM
with double glazed window to the rear, over head electric shower, bath, wash hand basin and wc, shaver point, electric wall heater and half height tiling.

FRONT GARDEN
with driveway and space for parking.

REAR GARDEN
with raised lawn area, mature trees, shrubs, water collection tank, concrete patio area and side entrance leading to the front.

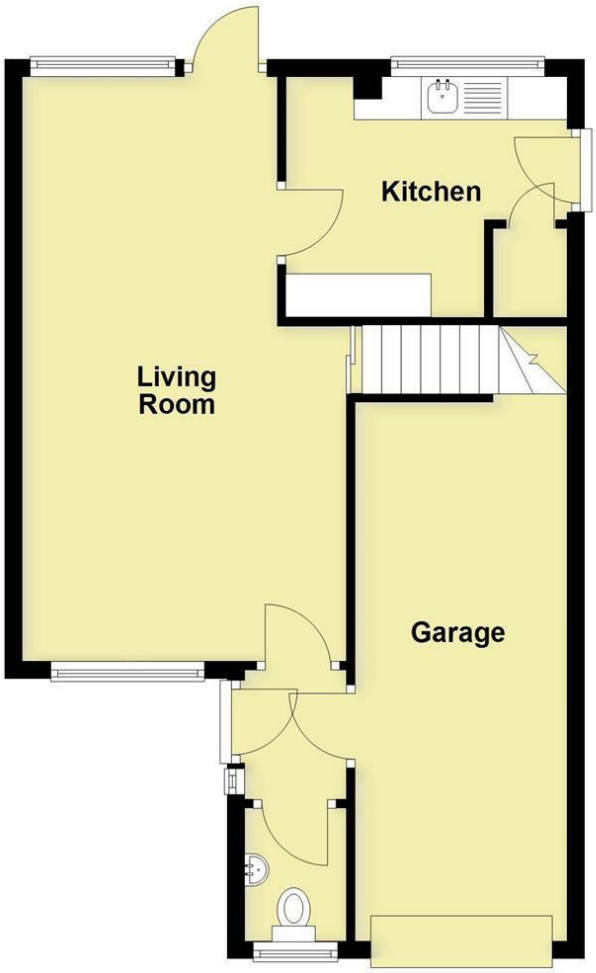
GARAGE
8'1" x 24'0" max
with up and over door.

GENERAL INFORMATION
The property is freehold.
There is mains electricity and water and the gas line to the house but disconnected.
Council Tax Band D.

8 Cornwall Close, Warwick, CV34 5HX

Ground Floor

Approx. 54.9 sq. metres (590.7 sq. feet)

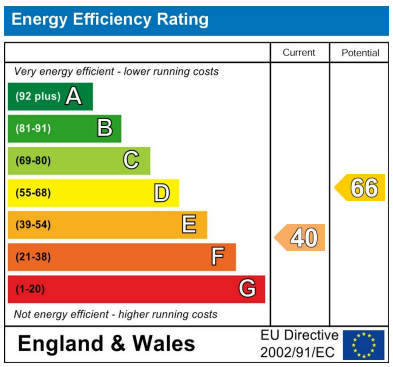


First Floor

Approx. 42.8 sq. metres (460.3 sq. feet)

Total area: approx. 97.6 sq. metres (1051.0 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



CONTACT

12 High Street
Warwick
Warwickshire
CV34 4AP

E: sales@margetts.co.uk

T: 01926 496262

www.margetts.co.uk

MARGETTS
ESTABLISHED 1806