



**3 Bed, Semi in sought-after location.
In need of modernisation** 15 Highlands Close
Warwick
CV34 5JJ


MARGETTS
ESTABLISHED 1806

Offers Over £335,000

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***** UNDER OFFER ***** An attractive and mature three bedroom, semi-detached family home in need of total refurbishment and updating and offered with NO UPWARD CHAIN. The property forms part of a prestigious and sought-after cul-de-sac setting, enjoying easy access to good renowned local schools, the town centre, Warwick Station and Hospital and of course the A46.

Recess porch and front door opens into the

RECEPTION HALL

with obscured double glazed window, gas wall mounted heater (not tested).

LOUNGE

13'1" into bay x 12'0" max
with double glazed bay window to the front and gas fire, (not tested), with hearth and surround.

DINING ROOM - REAR

12'0" x 9'4"
with French doors and matching side windows opening into the

REAR LEAN-TO

6'7" x 9'2"

KITCHEN

11'10" max x 8'9" max
(the measurements include the space taken by a large under stairs pantry cupboard). With units and sink, wall cupboards and double glazed rear window. Door to the side of the property.

Staircase proceeds from the reception hall to the first floor landing with double glazed window to the side and giving access to the roof space.

Off the landing there is a deep linen cupboard with slatted wood shelving and insulated hot water cylinder (not tested).

BEDROOM ONE - FRONT

13'10" into bay x 11'4" max
with double glazed bay window to the front.

BEDROOM TWO - REAR

11'11" x 11'2"
with double glazed rear window.



BEDROOM THREE - FRONT

7'2" x 7'10" max incl bulkhead cupboard with double glazed window to the front.

BATHROOM

presently has a bath, wash hand basin, WC. and obscured double glazed window.

OUTSIDE

TO THE FRONT OF THE PROPERTY

there is a fore garden mainly laid to shrubs and flowers and driveway providing parking and giving access to the side of the property. This gives access to a

LARGE SINGLE GARAGE

SMALL OUTSIDE WC

with toilet.

REAR GARDEN

mainly laid to lawn with patio adjoining the property.





AGENTS NOTES

Please note the garage and rear outbuilding are constructed of asbestos and the removal of this has been taken into account in the competitive asking price. We are informed by the Seller that it is not the dangerous asbestos, nonetheless purchasers will need to remove the asbestos at their cost.

GENERAL INFORMATION

The property is freehold and all main services are connected.





15 Highlands Close, Warwick, CV34 5JJ



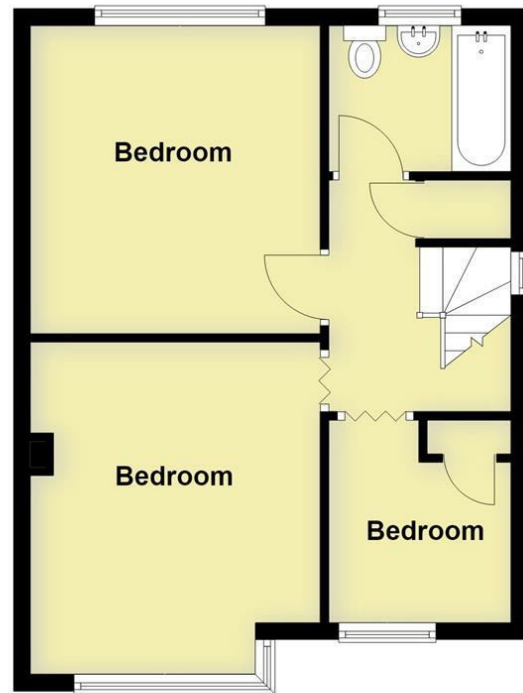
Ground Floor

Approx. 49.4 sq. metres (531.6 sq. feet)



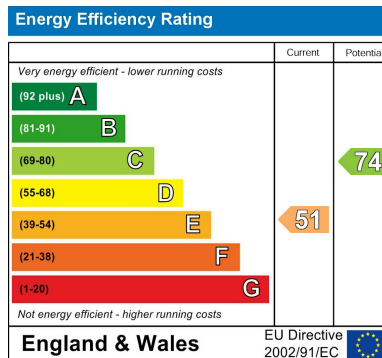
First Floor

Approx. 41.9 sq. metres (450.5 sq. feet)



Total area: approx. 91.2 sq. metres (982.1 sq. feet)

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



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