



Beautifully presented, three bed mid-terrace.

105 Chesford Crescent  
Warwick  
CV34 5PP



**MARGETTS**  
ESTABLISHED 1806

Price Guide £285,000

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Beautifully presented, mid-terraced property, offering three genuine double bedrooms and enjoying a delightful, larger than average Southerly facing rear garden, good off-road parking and double glazing. We warmly recommend viewing.

Double glazed front door opens into a

#### LIGHT AND SPACIOUS RECEPTION HALL

with a full height obscured double glazed window, new carpeting and radiator.

Door to

#### THROUGH LOUNGE/DINING ROOM

##### DINING AREA

10'9" x 9'11"

with double glazed front window, newly carpeted and archway leading through to

##### REAR RECEPTION ROOM

13'0" x 10'10"

with gas fire and surround (the gas fire is fitted and meets regulations the vendor informs us but is currently not connected, the pipe work is in place for this, we have not tested these), TV point, radiator, newly carpeted and double glazed sliding rear patio door.

##### INNER HALLWAY

leads to the

##### KITCHEN

8'11" x 6'4"

with roll edge work surfacing incorporating a one and a quarter single drainer sink with tap, eye level wall cupboards and pantry cupboard. Double glazed rear door and window. Space for under the counter washing machine and further under counter appliances.

Staircase rising to the first floor, newly carpeted landing with access to the

##### ROOF SPACE

having loft ladder to partially boarded and lit roof space and housing the gas fired central heating boiler.

##### BEDROOM ONE - FRONT

13'2" x 10'0" excluding door recess

with radiator and double glazed window.

##### BEDROOM TWO - REAR

11'1" max reducing to 9'4" x 9'11"

with double glazed window affording attractive views, single panel radiator, and door opening to fitted wardrobe.

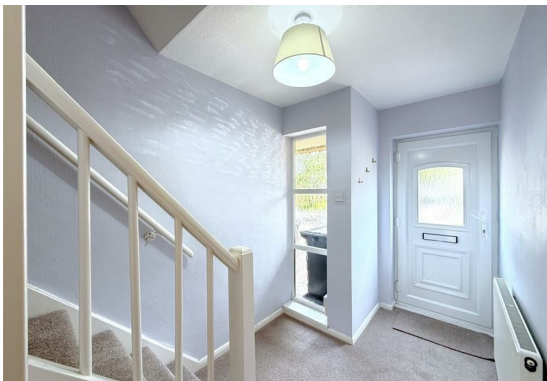
##### DOUBLE BEDROOM THREE

10'5" x 10'1"

incorporating a small area bulk head, double glazed window and a large walk-in, built-in wardrobe/cupboard.

##### BATHROOM

has a white suite with panelled bath and adjustable Triton T80 shower over, wash hand basin, WC, radiator, full height tiling on all walls and double glazed window.



#### **TO THE FRONT OF THE PROPERTY**

there is a block paved driveway providing parking and giving access to the front of the house. Shared alleyway gives access to the rear of the property.

#### **SUBSTANTIAL REAR GARDEN**

The substantial garden is larger than average with large paved patio area, lawn with perimeter borders, small concrete garden store, greenhouse and outside tap.

#### **GENERAL INFORMATION**

All mains services are connected.

The seller informs us (we have not tested these) that there are three mains connected and interconnected alarms in the house. A heat alarm in the kitchen and smoke alarms in the hall and on the landing.



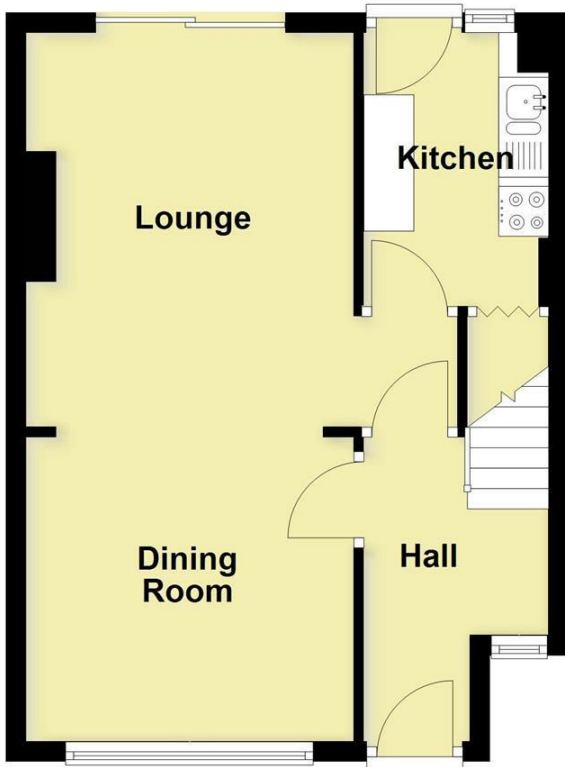


**105 Chesford Crescent, Warwick, CV34 5PP**



## Ground Floor

Approx. 36.4 sq. metres (391.4 sq. feet)



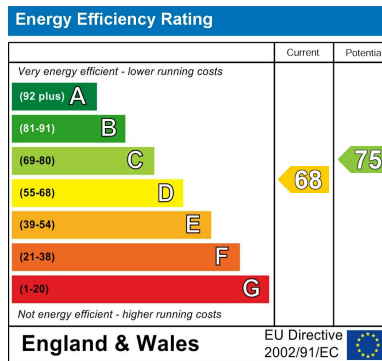
## First Floor

Approx. 43.4 sq. metres (467.2 sq. feet)



Total area: approx. 79.8 sq. metres (858.6 sq. feet)

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



## DIRECTIONS

## CONTACT

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