



**Extended, exceptional 3 bed, end of terrace**

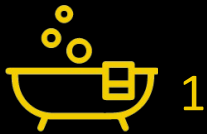
**27 Wavytree Close  
Warwick  
CV34 4UA**



**MARGETTS**  
ESTABLISHED 1806

**Price Guide £315,000**

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Path leads to the front of the property with double glazed front door.

#### BEAUTIFUL REFITTED OPEN PLAN DINING KITCHEN

12'2" x 9'2"

with modern square edge work surfacing incorporating a one and a quarter sink with mixer tap and Zanussi four ring gas hob with base units beneath and space and plumbing for washing machine and integrated Electrolux slimline dishwasher, range of eye level extra tall wall cupboards. Space suitable for a fridge freezer, wood affect vinyl flooring, radiator, down lighters, cooker hood and double glazed window to the front, door opening to cupboard housing the Baxi gas fired central heating boiler.

#### LIGHT AND AIRY LOUNGE DINING ROOM

15'7" x 12'3"

with attractive fire setting and flooring, radiator, double glazed window and double glazed door to the rear garden.

Door opens to a staircase rising to the first floor landing.

#### DOUBLE BEDROOM TWO - REAR

9'4" x 9'1" excl wardrobes

with double glazed rear window and the measurements exclude a full height range of fitted mirrored wardrobes, downlighters and radiator.

#### BEDROOM THREE - FRONT

9'3" x 8'3" into door recess

with double glazed window to the front and radiator and the measurements exclude a door opening to an over stairs bulkhead wardrobe.

#### REFITTED BATHROOM

enjoys a white suite with panelled bath having mixer tap and adjustable shower with rain shower over, wash hand basin with mixer tap, low-level WC, heated towel rail and obscure double glazed window.

Door opens to staircase proceeding to the second floor and the stunning master bedroom.

## Price Guide £315,000

A truly exceptional, extended and beautifully presented refurbished, three bedroom, end of terrace property, moments walk from Warwick Racecourse, the Town Centre and Sainsbury's supermarket. The property enjoys a huge loft conversion forming the magnificent master bedroom, together with beautifully appointed kitchen and bathroom. Viewing is recommended at the earliest opportunity.



### **MASTER BEDROOM**

18'9" partly under eaves x 12'3" max

This amazing room has double glazed windows affording roof top views together with two double glazed Velux rooflights to the front. Double door fitted wardrobe with two chests of drawers to the side. Downlighters and under eaves storage and radiator. This really is a magnificent room.

### **OUTSIDE**

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

there is a fore garden with parking space and path to the front door.

#### **TO THE REAR**

there is a neatly maintained garden with large patio and path, shaped lawn and perimeter borders.

#### **LARGE TIMBER GARDEN SHED**

11'1" x 11'10"

#### **REAR PEDESTRIAN ACCESS**



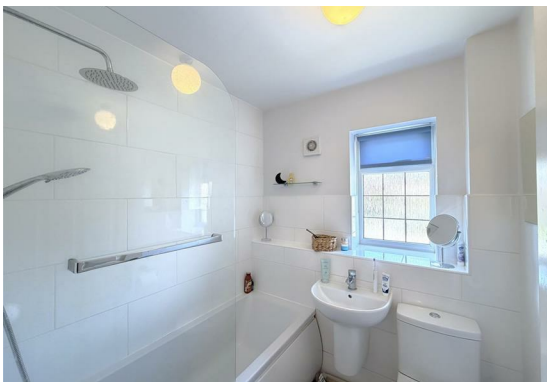


### GENERAL INFORMATION

We understand the property is freehold.  
All main services are connected.

### PARKING INFORMATION

The development was built with each property having a half share  
in a shared car parking space.



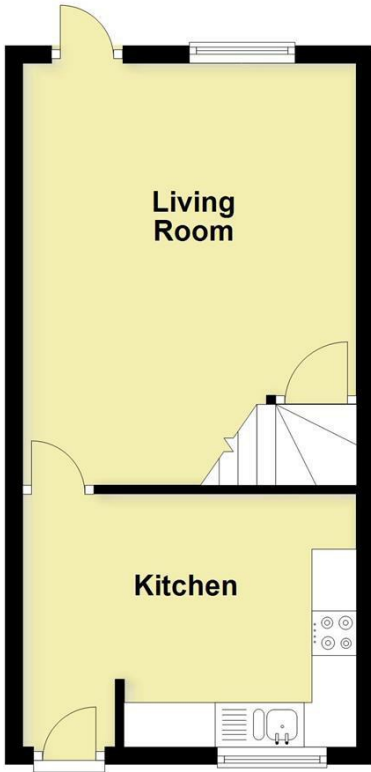


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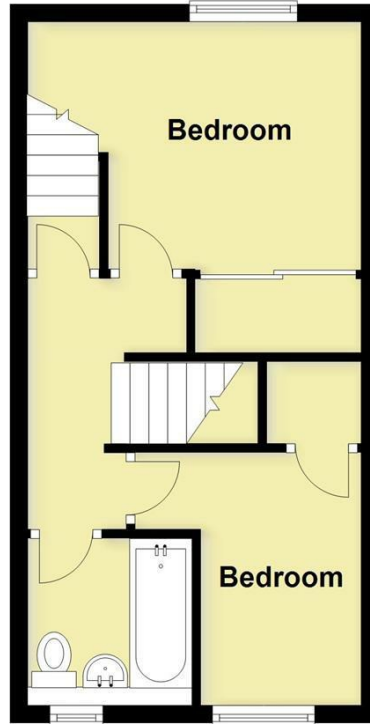
### Ground Floor

Approx. 28.8 sq. metres (310.3 sq. feet)



### First Floor

Approx. 28.8 sq. metres (310.3 sq. feet)



### Second Floor

Approx. 21.4 sq. metres (230.5 sq. feet)



Total area: approx. 79.1 sq. metres (851.2 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### CONTACT

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