







Rare two bed property

The Stables 1 Crompton Street
Warwick
CV34 6HJ

MARGETTS
ESTABLISHED 1806

Price Guide £240,000

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****** INVESTORS - you can buy this AND next door! *** CALL FOR MORE INFO *** An exciting opportunity to acquire a charming property close to the town centre. The property benefits from kitchen, living room, downstairs shower room, upstairs bathroom, two bedrooms and rear courtyard garden.**

Gated entrance leads to the entrance porch.

Front door opens into

RECEPTION HALL
with radiator and coat hooks.

LOUNGE/DINER
16'6" x 9'2" + 6'6" x 4'6"
with two radiators, television aerial, closed exposed brick style imitation fireplace, wiring for five wall lights, newly installed double glazed door and double glazed rear window opening to the rear courtyard and garden.

INNER HALLWAY
with two double doors opening to a storage cupboard.

GROUND FLOOR SHOWER ROOM
with fully tiled shower cubicle and low level WC.

KITCHEN
7'10" x 7'0"
with roll edge work surfacing incorporating a single drainer stainless steel sink unit and a four ring gas hob, base units beneath with electric oven, space currently used for a refrigerator, and space for a slimline dishwasher. Range of eye-level wall cupboards with cooker filter and wall mounted Worcester gas fired central heating boiler and newly installed double glazed rear sash window.

Staircase from the inner hallway proceeds to the

FIRST FLOOR LANDING
with sealed unit double glazed window.

BEDROOM ONE
15'4" max inc wards x 9'11" max
with radiator and recently installed double glazed rear sash window. The measurements include a double door hot water cupboard.

BEDROOM TWO
8'11" x 5'3"
with window to the front.

BATHROOM
with white suite having bath and handheld secured adjustable shower, low level WC, radiator, newly installed obscured double glazed sash window.

OUTSIDE
Gate opens to a covered carport with large storage alcove to the side.

LARGE REAR WALLED COURTYARD
is mainly laid with Astroturf, has a small deck and enjoys a South Westerly aspect. Room to park cars off-road too. Undercover alcove, with room for Washing machine. Further covered space.

GENERAL INFORMATION
The property is freehold and is in Warwick's Conservation Area.





Please note, there is a flying freehold, with The Bakery, which if above part of The Stables.











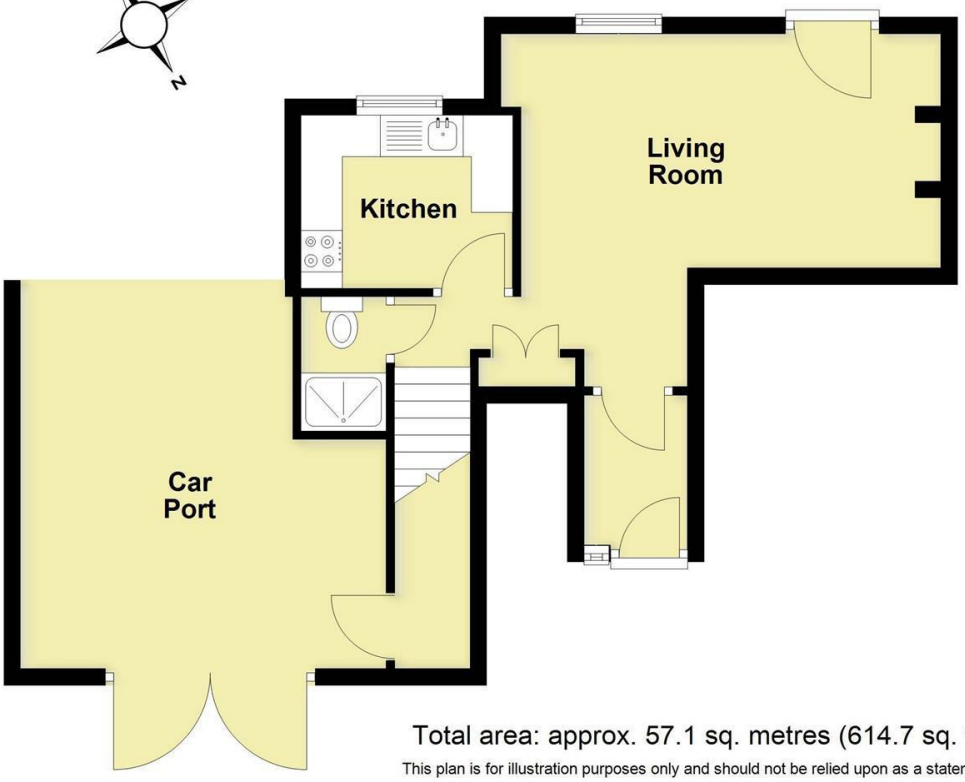


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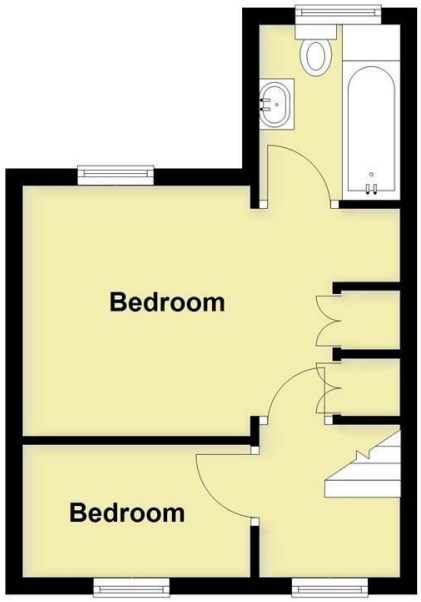
Ground Floor

Approx. 32.2 sq. metres (346.7 sq. feet)
(excluding Car Port)



First Floor

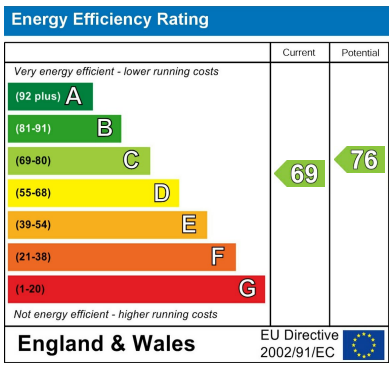
Approx. 24.9 sq. metres (268.0 sq. feet)



Total area: approx. 57.1 sq. metres (614.7 sq. feet)

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

The total area does not include the Car Port



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