



Extended, three bed, semi

14 Highlands Close  
Warwick  
CV34 5JJ



MARGETTS  
ESTABLISHED 1806

Price Guide £365,000

## 14 Highlands Close

Warwick

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### Price Guide £365,000

\*\*\* NO UPWARD CHAIN \*\*\*

Mature and extended three bedroom, semi located at the end of a popular cul-de-sac setting with large garage, workshop, gardens and off-road parking. The property requires updating and improvement.

Double glazed front door with matching side windows opens into storm porch.

#### RECEPTION HALL

with double panel radiator and door to under stairs storage cupboard and single glazed obscured window.

#### LOUNGE - FRONT

13'10" max x 12'1" max

with gas fire with surround, radiator and double glazed window together with wiring for three wall lights and sliding doors lead through to the

#### DINING ROOM

11'11" x 9'5"

with sliding double glazed patio doors to the rear garden, double panel radiator, and wiring for three wall lights.

#### KITCHEN

11'11" max x 8'9" max

(The measurements include the space taken by the under stairs storage cupboard) with units extending around the room incorporating a one and a quarter bowl single drainer stainless steel sink unit with mixer tap, base units and eyelevel wall cupboards, double glazed window to the rear, double glazed door to the garage and single panel radiator.

Staircase from the reception hall proceeds to the

#### FIRST FLOOR LANDING

with double glazed window to the side, access to the roof space, and door opening to airing cupboard housing the wall mounted Worcester gas fired combination heating boiler.

#### BEDROOM ONE - FRONT

11'3" max x 13'9" max

with double glazed window, single panel radiator, telephone connection point and wiring for three wall lights.

#### BEDROOM TWO - REAR

11'3" x 11'11"

with double glazed window, radiator, and wiring for four wall lights.

#### BEDROOM THREE - FRONT

7'10" incl bulkhead x 7'2" inc. bulkhead

with radiator and double glazed window. (Please note the measurements include the space taken by the over stairs bulkhead).



### **BATHROOM NOW SHOWER ROOM**

Bathroom has been fitted into a shower room with shower cubicle with adjustable shower and rain shower over, heated towel rail, wash hand basin with mixer tap and vanity unit with concealed cistern, low-level WC, shaver point, radiator, downlighters, obscured double glazed window, and extractor fan.

### **OUTSIDE**

#### **TO THE FRONT OF THE PROPERTY AND PARKING**

there is a block paved driveway providing parking and giving access to the



### **LARGE EXTENDED GARAGE/WORKSHOP**

with access to storage sheds. Within the garage there appears to be a small room housing what we think is an oil storage tank. This is not confirmed and purchasers need to make their own arrangements to investigate this further. No guarantee is given to its durability or functionality and it has not been tested.



### **OUTSIDE BRICK BUILT TOILET**

with WC and cold water tap.

### **REAR GARDEN**

has raised beds, paved patio and path extending around the garden.

### **TIMBER GARDEN SHED/OUTBUILDING**

### **GENERAL INFORMATION**

The property is freehold.





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**Total area: approx. 133.7 sq. metres (1439.7 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 Garage

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(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 	

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