







Rare three bedroom duplex

The Bakery 1 Crompton Street
Warwick
CV34 6HJ

MARGETTS
ESTABLISHED 1806

Price Guide £245,000

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****** INVESTORS - you can buy this AND next door! *** CALL FOR MORE INFO *****
An individual townhouse with small garage. The property offers flexible accommodation with three bedrooms, living room, kitchen, bathroom and separate cloak room. Located right in the heart of the county town with easy access to the walks around Warwick racecourse

Gated access into the reception with staircase rising to the first floor landing.

Private door opens into the property.

RECEPTION HALL
with large storage cupboards.

FULL WIDTH LOUNGE DINING ROOM
17'8" red' to 14'2" x 11'3" max' red' to 3'11"
with two radiators, and two sealed unit double glazed windows to the front.

KITCHEN
9'6" max x 7'8"
with roll edge work surfacing and single drainer, stainless steel sink, inset four ring gas hob with base units beneath and space and plumbing for washing machine, electric oven and range of wall units with cooker filter, wall mounted gas fired central heating boiler, extractor fan, radiator and recently installed double glazed window to the rear.

BEDROOM THREE/DINING ROOM
9'6" x 9'5"
with recently installed double glazed sash window to the rear, radiator and aerial point.

Staircase proceeds to the second floor landing with access to the roof space. Off the landing is a storage cupboard.

UPSTAIRS WC
with low level WC, wash hand basin and extractor fan.

FULL WIDTH MASTER BEDROOM
17'7" x 11'9" max' reducing to 8'6"*
(*Please note that the measurements include under the eaves). With sealed unit double glazed dormer windows to the front, two radiators and above the bulkhead is an over staircase cupboard.

BEDROOM TWO
10'6" max inc. wards x 9'3" under eaves
with newly installed double glazed window, radiator, and the measurements include two door fitted wardrobe.







BATHROOM

with white panelled bath having an adjustable shower with screen over and wash hand basin, shaver point with light and low-level WC, extractor fan, radiator and newly installed double glazed rear window.

OUTSIDE

GARAGE

14'4" x 9'3"
with front doors on rollers giving access by moving the doors to the left-hand side, electrics, power and plumbing for washing machine.

GENERAL INFORMATION

We understand that all mains services are connected.
This property is called The Bakery and and is Leasehold with a lease of 999 years lease starting on 4th November, 1994.
The property is in Warwick's conservation area.











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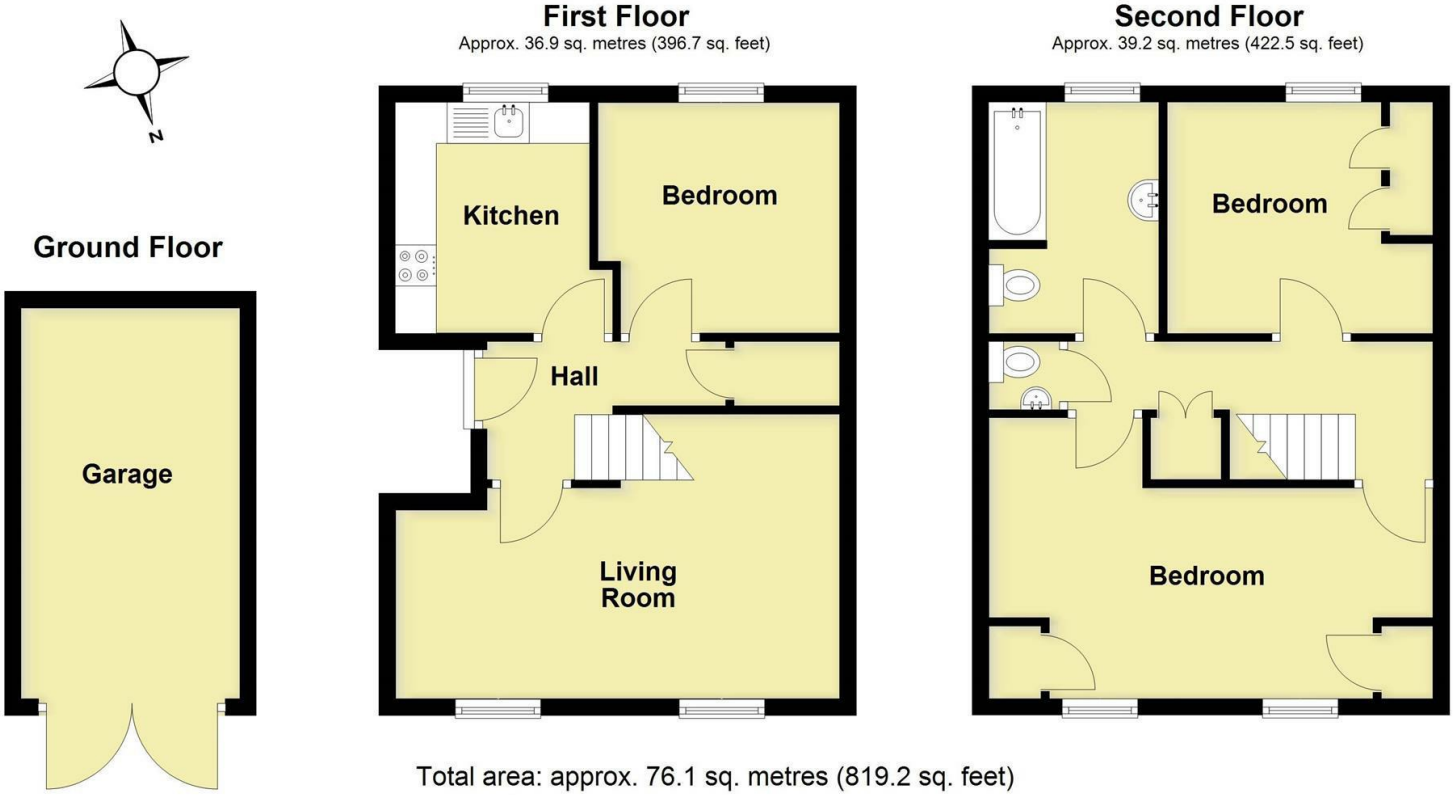
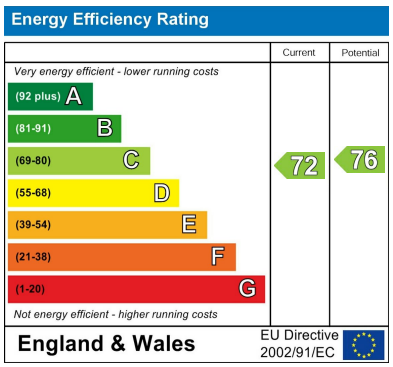


Total area: approx. 76.1 sq. metres (819.2 sq. feet)

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



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