



Spacious, three bedroom, semi

65 Foxes Way
Warwick
CV34 6AY


MARGETTS
ESTABLISHED 1806

Price Guide £395,000

65 Foxes Way
Warwick
CV34 6AY



Price Guide £395,000

Extremely roomy, garage's together, three double bedroom, semi-detached family home boasting a newly refitted kitchen, ensuite shower room, plenty of off-road parking and delightful rear garden. The property is offered with NO UPWARD CHAIN and enjoys double glazing, gas central heating and an electric car charger point.

Double glazed front door opens into the

RECEPTION HALL

with obscured double glazed window, radiator, cloaks cupboard and large under stairs storage cupboard.

FULL WIDTH LOUNGE/DINING ROOM

22'10" max x 11'7" max reducing to 9'10"

with open fire setting, two large double glazed picture windows with double glazed French door to the rear garden, radiators, and square archway leading through to the

NEWLY REAPPOINTED FITTED KITCHEN

12'9" x 7'9"

with stone work surfacing and matching up stands, incorporating single bowl sink unit with mixer tap and range of drawers and base units beneath with integrated Bosch full-sized dishwasher and space and plumbing for washing machine. Range of eye level wall cupboards with under unit lighting, cooker hood, recess for cooker with gas point, larder cupboard housing the Baxi gas fired central heating boiler. Double glazed window to the front and double glazed door to the side.

Staircase from the reception hall proceeds to a half landing with full height double glazed sliding patio doors opening onto the

SUN BALCONY

FIRST FLOOR LANDING

with access to the roof space.

FOUR PIECE FAMILY BATHROOM

enjoys an antique style tub bath with mixer tap and handheld shower attachment, large shower cubicle with rain shower and adjustable shower attachment, low-level WC, wash hand basin with mixer tap and double door cupboard beneath, radiator and obscured double glazed window.

BEDROOM ONE - REAR

11'9" x 11'0"

with radiator, double glazed window affording views across the garden and the bungalow roof rooftops beyond over towards the Castle Estate and door opening to

ENSUITE SHOWER ROOM

with fully tiled shower cubicle with adjustable shower, wash hand basin with mixer tap, low-level WC, towel rail and obscured double glazed window.



BEDROOM TWO - REAR

11'5" x 11'8"

with double glazed window and radiator. This is actually the largest bedroom and again enjoys a delightful rear aspect.

BEDROOM THREE - FRONT (DOUBLE)

11'1" x 7'11"

with radiator and large double glazed window.

OUTSIDE

TO THE FRONT OF THE PROPERTY/PARKING

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

SINGLE GARAGE

with electric light and power.

SIDE PATH

with gate and cold water tap.





REAR GARDEN

has a blocked paved patio area with shaped lawn and beyond having ornamental garden pond and perimeter borders stocked with shrubs and plants. At the bottom of the garden is a GREENHOUSE and NEWLY INSTALLED LARGE TIMBER GARDEN SHED and raised vegetable and flower beds.

GENERAL INFORMATION

The property is freehold and all mains services are connected.





65 Foxes Way, Warwick, CV34 6AY



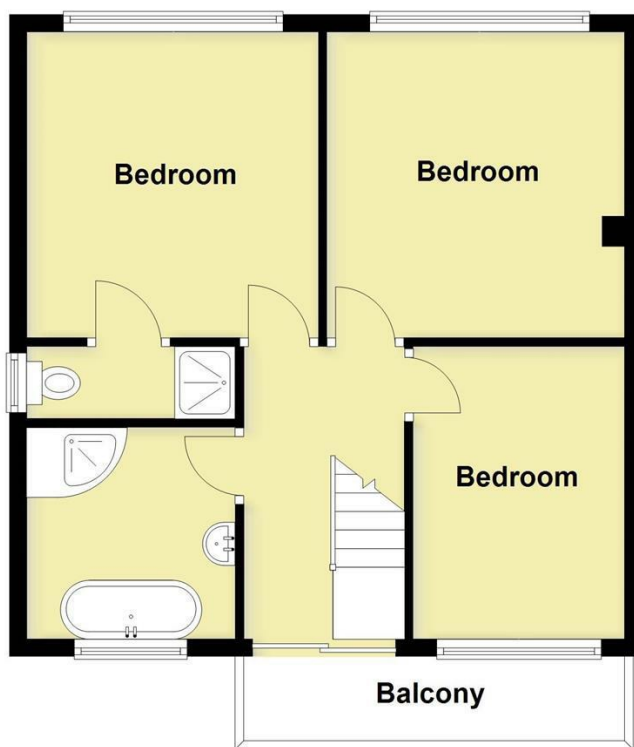
Ground Floor

Approx. 54.1 sq. metres (582.0 sq. feet)



First Floor

Approx. 48.9 sq. metres (526.0 sq. feet)



Total area: approx. 102.9 sq. metres (1107.9 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CONTACT

12 High Street
Warwick
Warwickshire
CV34 4AP

E: sales@margetts.co.uk

T: 01926 496262

www.margetts.co.uk

MARGETTS
ESTABLISHED 1806