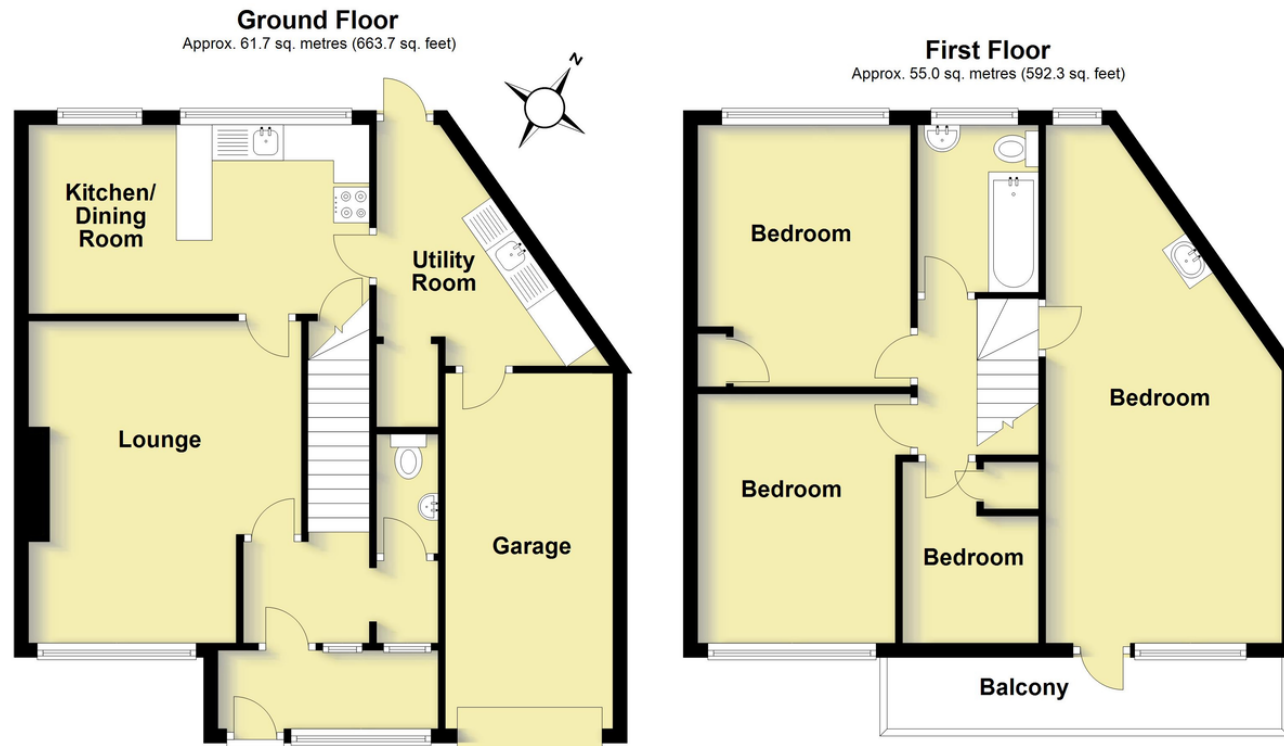




MARGETTS
ESTABLISHED 1806

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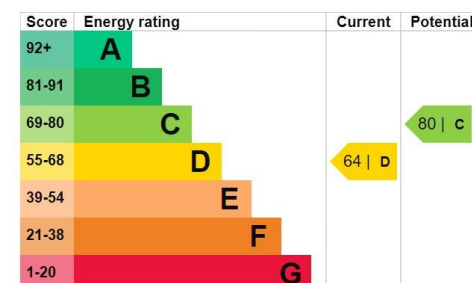


Total area: approx. 116.7 sq. metres (1255.9 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)



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31 Mercia Way, Warwick, CV34 4QB

Guide Price £375,000 Freehold



- Rare detached
- Family home
- Extended
- Four bedrooms
- End of cul-de-sac
- Double glazing
- Gas central heating
- No upward chain
- Open House viewing

DESCRIPTION

A rare, extended, four bedroom, detached family home conveniently located near to many amenities and schools, situated at the end of a cul-de-sac setting requiring some modernisation and updating. Much interest anticipated.

Double glazed front door with matching side windows opens into a substantial storm porch and glaze door opens into the Reception Hallway with double panel radiator.

CLOAKROOM

with low-level WC and wash hand basin.

LIVING ROOM

14' 7" max x 12' 5" (4.44m max x 3.78m)

with double glazed window to the front, double panel radiator, fire setting with hearth and surround.



FULL WIDTH DINING KITCHEN

15' 6" x 8' 6" (4.72m x 2.59m)

with a range of kitchen units with work surfacing and single drainer sink, two double glazed windows to the rear of the property, single panel radiator, and door opening to large under stairs storage cupboard.



UTILITY ROOM

10' 5" max reducing to 3'5" x 11' 12" max (3.18m x 3.66m) with double drainer sink unit, base unit and eye level wall cupboard, shelving and radiator. Door to the rear garden, archway to a shelved pantry cupboard, and doorway through to the single garage.

Staircase from the Entrance Hall leads up to the First Floor Landing

BEDROOM ONE

24' 6" max x 11' 6" max (7.47m x 3.51m)

with large double glazed windows to the front, double glazed window to the rear, radiator, and vanity unit with sink.



BEDROOM TWO (REAR)

12' 2" x 9' 8" (3.71m x 2.95m)

with double glazed window to the rear and radiator, access to the roof space, and the dimensions include a boiler cupboard housing the wall mounted Worcester gas fired combination boiler.



BEDROOM THREE

11' 4" x 9' 2" (3.45m x 2.79m)

with double glazed window to the front and radiator.



BEDROOM FOUR (FRONT)

8' 2" max x 6' 3" max (2.49m x 1.91m)

and these measurements include the bulkhead with double glazed window to the front and single door cupboard fitted above the bulkhead.

BATHROOM

has a white suite with panel bath, wash hand basin and low-level WC, a Triton adjustable shower over the bath and radiator. Large tiled areas.

OUTSIDE

To the front of the property there is a fore garden and plenty of off-road parking and paved drive giving access to the

PART INTEGRAL SINGLE GARAGE

16' 9" x 8' 4" (5.10m x 2.54m)

with up and over door, electric light and power.

SMALL REAR GARDEN

is paved for ease of maintenance.



Agent's Notes

Council Tax Band D.

Local Authority: Warwick District Council

VALUATIONS & SURVEYS FOR PURCHASERS

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