



MARGETTS
ESTABLISHED 1806

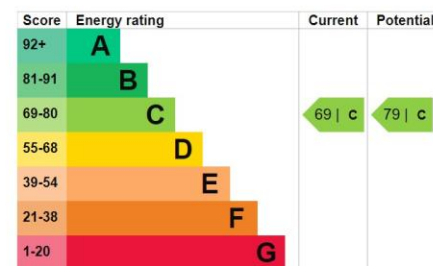
CHARTERED SURVEYORS • LAND AGENTS • ESTATE AGENTS • LETTING AGENTS



Energy efficiency rating for this property

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

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



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14 Cocksparrow Street, Warwick, CV34 4ED

Guide Price £575,000 Freehold



A rare townhouse, right in the heart of the county town, offering four bedroom, family accommodation flexibly arranged. The property also benefits from a lounge, separate dining area and study and enjoys a good size rear garden and outstanding views from the upper floors at the front over Warwick racecourse.

- Flexible townhouse • Four bedrooms • Lounge and separate dining area • Study • Utility room/shower room • Large garage • Large rear garden • Gas central heating • Balcony • Rare instruction

A rare townhouse, right in the heart of the county town, offering four bedroom, family accommodation flexibly arranged. The property also benefits from a lounge, separate dining area and study and enjoys a good size rear garden and outstanding views from the upper floors at the front over Warwick racecourse.

Double glazed front door opens into Reception Hall with cloaks cupboard under the stairs and door to the garage, and single panel radiator.



MEZZANINE LANDING

with radiator and access to Rear Hallway with door, giving access to the rear garden.

UTILITY ROOM

6' 4" x 7' 2" (1.95m x 2.2m)

with work surface, incorporating a single drainer sink with mixer tap and base unit beneath and space and plumbing for washing machine. Low-level WC, corner fitted shower cubicle with adjustable shower, double glazed window, heated towel rail, tiled floor and large tiled areas to the walls.



BEDROOM FOUR

7' 9" x 9' 9" (2.37m x 2.99m)

which excludes a deep door recess, and has sliding patio doors onto the rear garden, and radiator .



FIRST FLOOR LANDING

to the front of the property gives access to the

STUDY

6' 9" x 6' 3" (2.06m x 1.93m)

with double glazed window and radiator.



AGENTS NOTES

We believe the property is freehold and all mains services are connected.

The vendor has informed us that there is cavity wall insulation, the loft space is insulated and there are solar panels (offering savings over the last 12 months).

Viewings are strictly by prior appointment through the agents.

Council Tax E. Local Authority: Warwick District Council.

VALUATIONS & SURVEYS FOR PURCHASERS

As Chartered Surveyors we conduct a range of surveys and Valuation Reports for prospective purchasers, including RICS Homebuyer Reports and Valuation Condition Reports. Please telephone us for an informal discussion and competitive fee quotation which we trust will meet your survey requirements. We are, of course, precluded from undertaking surveys on properties that Margetts Warwick Limited are offering for sale.

NOTICE

These particulars do not constitute or form part of any offer, or contract, and a prospective purchaser must not rely on any statement made herein or made verbally as representative of any fact. Prospective purchasers should make their own inspections and survey and satisfy themselves as to the correctness of all such statements. Neither the agents, the owner, nor any other persons have any authority to make or give any representation or warranty whatsoever in relation to the property. No responsibility is accepted for any error or omission.

FRONT LOUNGE

15' 4" x 17' 7" (4.69m x 5.37m)

with double panel radiator and coved ceiling, gas fire and full height picture window with French door opening to the



BALCONY

with views towards Warwick Racecourse.

Staircase leads from the Living Room to the

DINING ROOM

11' 0" x 12' 10" (3.37m x 3.92m max reducing to 2.97m)

with window to the rear, radiator, coved ceiling, display niche and doorway through to the



FITTED KITCHEN

11' 0" x 9' 0" (3.37m x 2.75m)

with roll edge work surfacing having a single drainer sink and base units beneath. Recess for gas cooker and space and plumbing for dishwasher, further run of base units with worktop above, recess for fridge/freezer, range of eyelevel wall cupboards, and double glazed window overlooking the rear of the property. Wall mounted glowworm gas fired, central heating boiler. Return door to the



MEZZANINE LANDING

Mezzanine Landing with access to storage cupboard.

SECOND FLOOR LANDING

with access to

BATHROOM

with light grey suite having panel bath, wash hand basin, low-level WC and separate shower cubicle. Tiled areas and obscured double glazed window.



MASTER BEDROOM (FRONT)

15' 4" x 11' 10" (4.68m into door recess reducing to 3.77m x 3.62m)
with double glazed window, affording attractive views to the front and with radiator. The measurements exclude a built-in wardrobe.



FURTHER STAIRCASE RISES TO THE TOP FLOOR MEZZANINE LANDING

with access to the airing cupboard with slatted wood shelving and insulated hot water tank. Access to the roof space.

BEDROOM TWO (REAR)

12' 10" x 12' 1" (3.92m x 3.69m)
excluding double door, built-in wardrobe, having radiator and a glazed window overlooking the rear garden and enjoying rooftop views towards the centre of Warwick.



BEDROOM THREE

12' 5" x 9' 6" (3.8m x 2.92m)
with radiator and double glazed windows again affording attractive views.



PARKING

To the front of the property there is a driveway providing parking and giving access to the

INTEGRAL GARAGE

15' 4" x 17' 7" (4.69m x 5.37m max)
with electrically operated up and over door, electric light, power and personal door into the hallway.

REAR GARDEN

believed to be the largest rear garden on this terrace, enjoying a paved patio area adjoining the property with paved path leading through the garden, having flower and shrubbery borders to either side stocked with shrubs and plants and ornamental garden pond, further patio areas and garden store. There is also rear pedestrian access.