

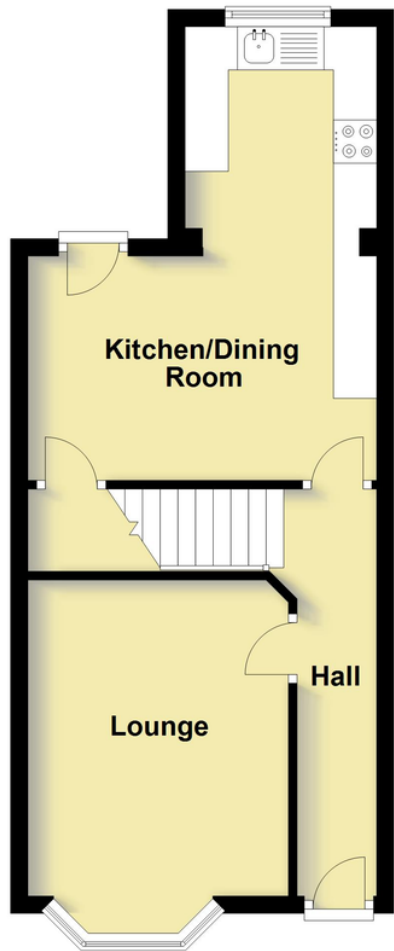


**MARGETTS**  
ESTABLISHED 1806

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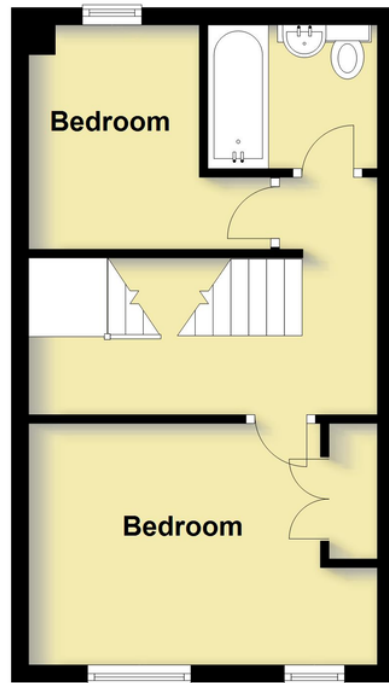
**Ground Floor**

Approx. 35.9 sq. metres (386.1 sq. feet)



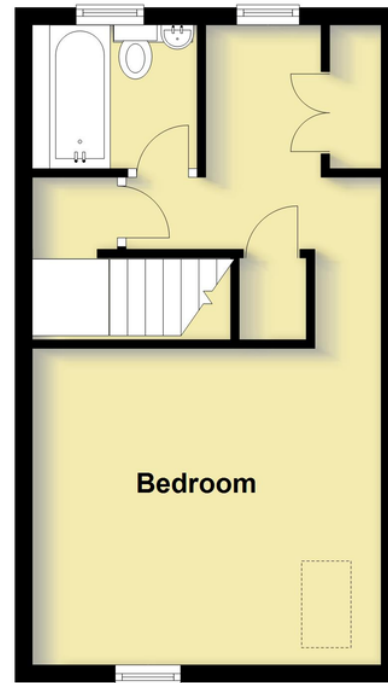
**First Floor**

Approx. 29.8 sq. metres (320.6 sq. feet)



**Second Floor**

Approx. 29.8 sq. metres (320.7 sq. feet)

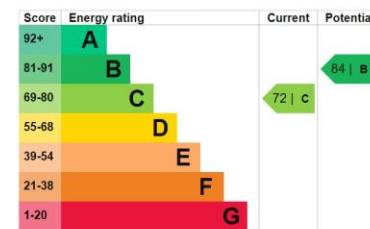


Total area: approx. 95.5 sq. metres (1027.4 sq. feet)

**Energy efficiency rating for this property**

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

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



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**7 Charter Approach, Warwick, CV34 6AE**

Guide Price £365,000 Freehold



Arguably one of the best positioned townhouses in this development boasting a rare garage and car parking space. The property is located at the end of the cul-de-sac setting with a much sought-after, south-westerly rear garden. Superb development within walking distance of the town centre.

- Sought-after development • End of cul-de-sac setting • Rare garage and additional parking • South Westerly facing rear garden • Three storeys • Three bedrooms • L-shaped breakfast kitchen • Ensuite shower room • Gas central heating & double glazing • Much interest anticipated

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Front door opens into the Reception Hall with radiator, attractively coved ceiling, and wall mounted central heating thermostat.

#### **LOUNGE (FRONT)**

14' 2" x 9' 10" (4.34m into bay x 3.01m)

with double glazed bay window to the front, radiator, attractive coved ceiling, and television aerial connection point.



#### **L SHAPED FITTED DINING KITCHEN**

8' 10" x 7' 3" (2.71m x 2.21m) and 13' 2" x 8' 5" (4.02m x 2.58m)

In the kitchen area there is an extensive run of roll edge work surfacing, incorporating a four ring gas hob and single drainer sink with mixer tap. Range of base units beneath, including drawers, storage units and providing space and plumbing for washing machine and space and plumbing for slimline dishwasher, Zanussi integrated electric oven. Range of eye level wall cupboards with display cabinets, tiled areas and double glazed window to the rear.

In the dining area, wood effect flooring with double glazed door to the rear patio and garden, radiator and door opening to a large under stairs storage cupboard.



Staircase from the Entrance Hall proceeds to the First Floor Landing, again with attractive ceiling and radiator.

#### **FAMILY BATHROOM**

has a white suite with panelled bath, having an adjustable handheld shower and rain shower over, wash hand basin in vanity unit with mixer tap and low level WC to the side with concealed cistern. Heated towel rail and extractor fan.

#### **BEDROOM TWO (FRONT)**

13' 2" x 9' 2" (4.03m max x 2.8m)

with twin double glazed windows overlooking the front of the property, coved ceiling, radiator, and dimensions include a double door, fitted wardrobe with hanging rail and shelf.



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#### **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.

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### **BEDROOM THREE (REAR)**

8' 5" x 6' 5" (2.58m x 1.98m excluding deep door recess) with coved ceiling, radiator, double glazed window to the rear of the property and the measurements include a range of eye level fitted cupboards above a single bed recess.

Further staircase from the First Floor Landing proceeds to the Second Floor Landing with coved ceiling and door opening to the

### **MASTER BEDROOM SUITE**

#### **BEDROOM AREA**

13' 2" x 12' 1" (4.02m x 3.7m partly under eaves) with double glazed dormer window to the front of the property, affording views across the rooftops of central Warwick, double glaze Velux roof lights, coved ceiling and radiator.



#### **DRESSING AREA**

8' 5" x 6' 6" (2.57m x 2m) with window to the rear, coved ceiling, access to the roof space, and door opening to further built-in, double door wardrobe. Door opening to airing cupboard with slatted shelving and housing the hot water tank.



### **ENSUITE BATHROOM**

has panelled bath with adjustable shower and rain shower over together with wash hand basin set in vanity unit with mixer tap and low-level WC with concealed cistern, shaver point and large tiled areas together with obscured double glazed window and heated towel rail.



### **OUTSIDE**

The property is delightfully positioned at the end of the cul-de-sac setting with path leading to the front of the property and easy to maintain fore garden.

### **GARAGING AND PARKING**

At the front of the property is a block of garages where the end single garage is located together with a parking space to the side.

## **REAR GARDEN**

which enjoys a south-westerly aspect has a patio area and further block paved patio area with perimeter border stocked with shrubs and plants. Rear pedestrian access.



## **AGENTS NOTES**

We believe the property to be freehold.

The property forms part of a management company which looks after Charter Approach and we believe the service charge per annum is less than £216.

All main services are connected .

Council Tax Band E - Local Authority: Warwick District Council.

Viewings are strictly by prior appointment through the agents.