

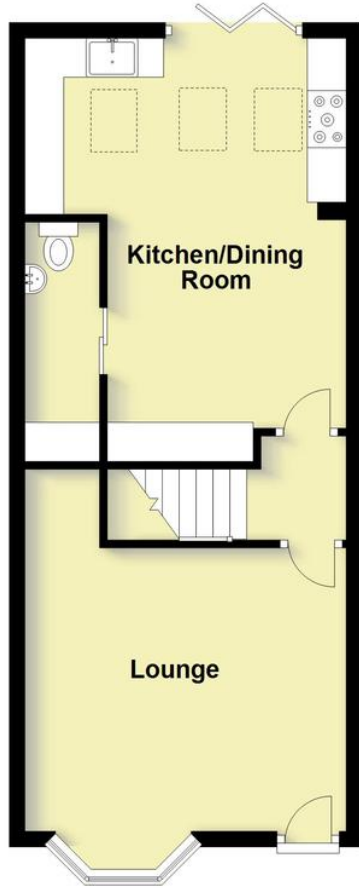


MARGETTS
ESTABLISHED 1806

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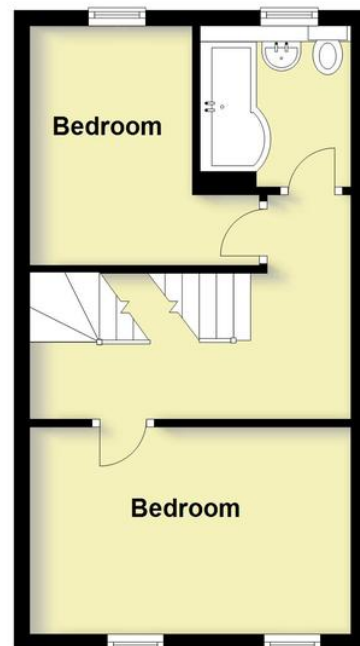
Ground Floor

Approx. 42.2 sq. metres (453.7 sq. feet)



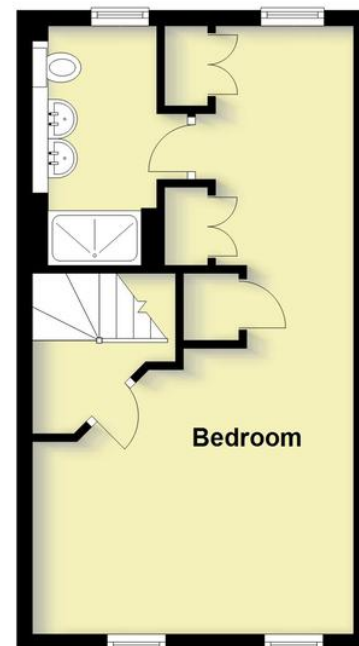
First Floor

Approx. 32.2 sq. metres (346.3 sq. feet)



Second Floor

Approx. 32.2 sq. metres (346.3 sq. feet)



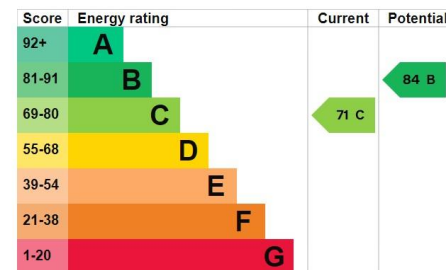
Total area: approx. 106.5 sq. metres (1146.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy rating and score

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

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



The graph shows this property's current and potential energy rating.



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23 Campriano Drive, Warwick, CV34 4NQ

£445,000 Freehold



A truly exceptional, much improved and popular three storey townhouse set on tree-lined avenue in an award winning exclusive development. Much improved with rear canopy/veranda and remodelled kitchen together with refitted ensuite shower room. This exceptional property is well worth a personal inspection.

- Award-winning development • Attractive central green • Superbly presented • Remodel, kitchen and utility • Rear veranda/canopy • Huge master bedroom suite with dressing room and ensuite shower room. • Two further bedrooms • Family bathroom • Beautiful living room • Stunning refitted dining kitchen

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Front door opens into the

FRONT LOUNGE

13' 6" x 17' 11" (4.12m x 5.47m max into bay reducing to 3.68m)

Double glazed bay window with fitted shutters, together with oak topped flooring, this beautiful room has door to under stairs storage cupboard, radiator, coving, tall radiator, and solid oak door to



INNER HALLWAY

Staircase rising to the First Floor Landing with radiator, oak topped flooring and solid oak door into the

STUNNING REAR DINING KITCHEN

17' 9" x 13' 5" (5.42m max x 4.11m max reducing to 2.83m)

This delightful remodelled room is set off with attractive Italian slate flooring, and has an underfloor heating system. The three double glazed Velux rooflights bring a light and airy aspect to the room, featuring a contemporary thin worksurfacing with matching up stands, inset Belfast style sink with mixer tap, range of painted oak base units together with painted oak eyelevel wall cupboards, under unit lighting and cooker hood, space and plumbing for dishwasher, down lighters and sliding solid oak bifold doors opening to the stunning solid oak rear veranda and garden.



Sliding door opens into the

REMODELLED UTILITY ROOM

with tall larder cupboard, plumbing for washing machine and space for tumble dryer, down lighters, low-level WC with wash hand basin and tall radiator.



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

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FIRST FLOOR LANDING

with radiator.

BEDROOM TWO (FRONT)

13' 5" x 9' 1" (4.09m x 2.78m)

with twin double glazed windows with shutters and radiator.



FAMILY BATHROOM

has a "P" shaped bath with adjustable shower and screen, wash hand basin, and low-level WC, large tiled areas, heated towel rail, shaver point, extractor fan and double glazed window.



Staircase rises to the Second Floor Landing and the Master Bedroom Suite.

MASTER BEDROOM

13' 6" x 11' 11" (4.13m max x 3.64 maxm)

with twin double glazed windows with shutters to the front and double panel radiator.



BEDROOM THREE (REAR)

9' 8" x 9' 10" (2.97m into door recess reducing to 2.08m x 3.0m)

with radiator and double glazed window.



LARGE DRESSING ROOM

13' 5" x 8' 0" (4.09m x 2.44m inc wardrobes)
with double glazed window to the rear, slate floor with underfloor heating system, two double door fitted wardrobes each with shelf and hanging rail, door opening into a large airing cupboard with wall mounted Worcester gas fired, central heating boiler and small radiator.



STUNNING ENSUITE SHOWER ROOM

with large double shower cubicle with adjustable shower, twin wash hand basin with mixer taps and low-level WC, wood flooring and heated towel rail together with double glazed window, extractor fan, fan lighters, shaver point and wall tiling to match the dressing room floor.



OUTSIDE

To the front of the property, there is a beautiful easy to maintain fore garden set behind metal rails with path leading to the front door.

REAR GARDEN

The rear patio garden is easy to maintain laid to slabs with seating areas and oak framed rear canopy/veranda, perfect for entertaining and eating outside. The garden also benefits from a garden shed and rear pedestrian access.



PARKING

Allocated off-road parking, directly to the rear of property (as shown on deeds). Advised by the owner that there is a right of access to the beautiful green area, as seen on the video. Please note: We believe The Green is owned and maintained by the residents of Montague House. The other residents of Emscote Lawns have an historic right of access, and have use of it.

AGENTS NOTES

We believe the property to be freehold.
We understand all mains services are connected.
Council Tax Band:- Deleted.
Local Authority:- Warwick District Council.
Viewings strictly by prior appointment through the agents.