



**MARGETTS**  
ESTABLISHED 1806

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**1, Cliffe Way, Warwick, CV34 5JF**  
Guide Price £350,000 Freehold

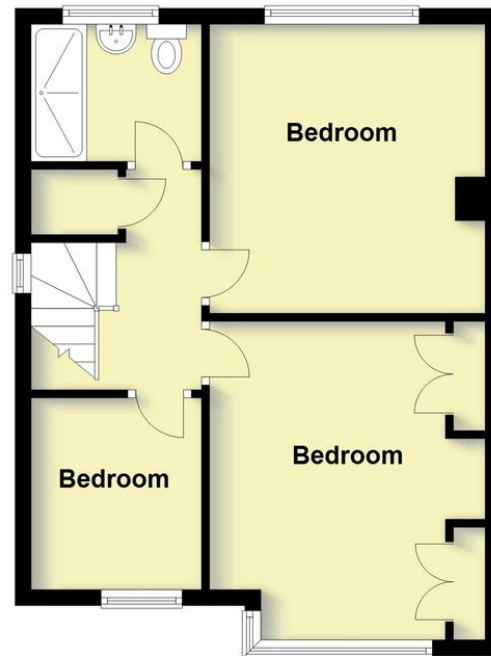
**Ground Floor**

Approx. 48.4 sq. metres (521.1 sq. feet)



**First Floor**

Approx. 42.4 sq. metres (456.2 sq. feet)



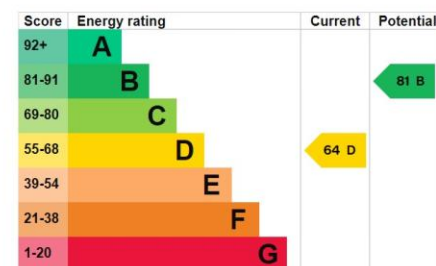
Total area: approx. 90.8 sq. metres (977.2 sq. feet)

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 D. 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.



Rare opportunity to acquire a mature, three bedroom, semi-detached, family home in one of Warwick's most sought-after residential neighbourhoods, handy for good schools and the town centre of Warwick. DON'T MISS IT!

- Mature semi-detached home.
- Three bedrooms.
- Through lounge/dining room
- Conservatory.
- Kitchen
- Bathroom - now a shower room
- Side single Garage
- Gardens front and rear
- Double glazing & gas central heating
- Would benefit from some updating

Recess porch with double glazed front door opening into the

#### ENTRANCE HALL

Reception Hall with under stairs storage cupboard, telephone connection point, double glazed window and radiator.

#### THROUGH LOUNGE/DINING ROOM

25' 4" x 11' 10" (7.74m max x 3.63m reducing to 3.31m) with double glazed window to the front, 2 radiators and French door with matching side windows opening into the Rear Conservatory.



#### CONSERVATORY

8' 0" x 7' 4" (2.45m x 2.24m) with double glazed windows and door opening to the rear garden.



#### KITCHEN

7' 6" x 8' 8" (2.3m x 2.65m) with roll edge work surfacing with single drainer sink unit and mixer tap, double door cupboard beneath and further wall unit together with window to the rear, under stairs storage/pantry cupboard.



#### STAIRS AND LANDING

Staircase from the Reception Hall leads to the First Floor Landing with double glazed window to the side and access to the roof space. Off the Landing there is an airing cupboard with wall-mounted gas-fired central heating boiler.

#### BEDROOM 1 - FRONT

13' 1" x 11' 4" (4.0m max x 3.47m max incl. wardrobes) with double glazed bay window, radiator and range of fitted wardrobes and units.



#### 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.

### **BEDROOM 2 - REAR**

11' 4" x 11' 10" (3.47m x 3.63m)  
with radiator and double glazed window.



### **BEDROOM 3 - FRONT**

7' 0" x 7' 10" (2.14m max x 2.41m max)  
with double glazed window, single panel radiator and the measurements include a small over stairs bulkhead.

### **BATHROOM**

Has been converted into a shower room with large walk-in shower cubicle having adjustable shower over, wash hand basin and low level WC. Double glazed window.



### **OUTSIDE**

To the front, there is a fore garden with established shrubs and trees, having driveway to the side with small brick built garden store, and giving access to a

### **CONCRETE SECTIONAL GARAGE**

With up-and-over door.

### **REAR GARDEN AND PATIO**

The rear garden has patio, a shaped lawn and is stocked with a range of trees, shrubs and plants.



### **GENERAL INFORMATION**

We believe the property is freehold.  
All mains services are connected.  
Council Tax Band D.  
Local Authority: Warwick District Council.  
Viewings are strictly by prior appointment through the agents.



