



MARGETTS
ESTABLISHED 1806

CHARTERED SURVEYORS • LAND AGENTS • ESTATE AGENTS • LETTING AGENTS

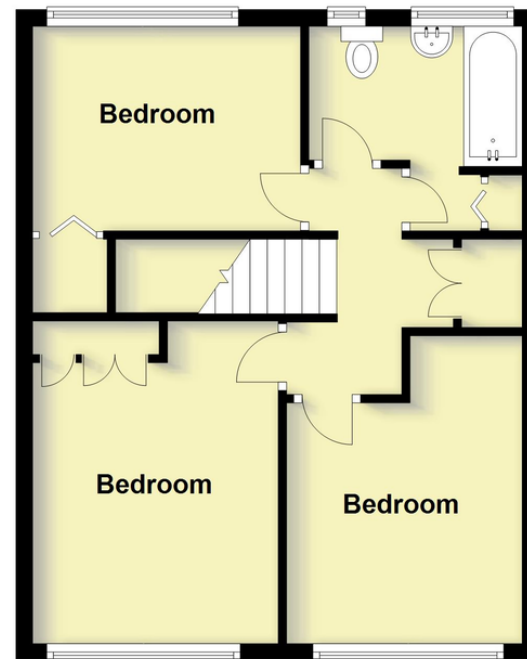
Ground Floor

Approx. 58.3 sq. metres (627.9 sq. feet)



First Floor

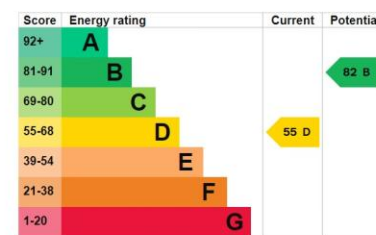
Approx. 43.4 sq. metres (466.9 sq. feet)



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.



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7 Neville Grove, Woodloes Park, Warwick, CV34 5TU

Guide Price £375,000 Freehold



- Extended Link-Detached
- Sought-after Cul-De-Sac.
- No upward chain.
- Gas central heating
- Two roomy, separate receptions.
- Study/play room
- Fitted kitchen
- Three genuine double bedrooms.
- Bathroom with shower.

ENTRANCE

Front door opens into the Reception Vestibule with further double glazed door to the rear garden, and door opening into the main Reception Hall.

RECEPTION HALL

With radiator.

EXTENDED LOUNGE - FRONT

4.91 m x 3.45 m

With large double glazed bow window to the front of the property, coved ceiling and radiator. TV point.

DINING ROOM - REAR

4.43 m x 2.59 m

With sliding double glazed patio doors to the rear garden, radiator, coved ceiling, under stairs storage cupboard and large opening through to the Kitchen;



FITTED KITCHEN

3.19 m x 2.39 m

With roll edge work surfacing extending around the room and incorporating a one and quarter bowl stainless steel single drainer sink unit with mixer tap and a four ring gas hob. Base units incorporate the double oven & grill and leave space and plumbing for washing machine. Integrated undercounter fridge. Eye-level wall units and cooker hood, double glazed window to the rear. Splashback areas and radiator and return door to the Entrance Hall.



STAIRS & LANDING

Stairs rise to a spacious first floor landing with double doors opening to a deep airing cupboard with slatted wooden shelving and insulated hot water cylinder.

BEDROOM ONE - REAR

3.31 m x 2.49 m

With double glazed window, radiator and built-in wardrobe with hanging rail and shelf.



BEDROOM TWO - FRONT

3.81 m x 3.05 m

With a double glazed window, radiator and coved ceiling.



BEDROOM THREE - REAR

3.73 m maximum reducing to 2.93 m x 2.80 m

With double glazed window, and radiator.



BATHROOM

The bathroom and toilet were two separate rooms, now amalgamated to provide a spacious bathroom with white suite having panelled bath with adjustable shower over, wash hand basin, low-level WC, heated towel rail, radiator and shelved cupboard. Two obscure double glazed windows.



OUTSIDE

To the front of the property, there is a neat fore garden with central shrub and driveway providing parking and giving access to a;

STORE (PART OF COVERED GARAGE)

2.50 m maximum by 1.86 m maximum

With up-and-over door.

ATTRACTIVE REAR GARDEN

Has a central shaped lawn with paved patio adjoining the property and path leading to a further deck area with GARDEN SHED to the side. Perimeter shrubbery borders.

GENERAL INFORMATION

We believe the property to be freehold, and all mains services are connected.

Agent's Notes

Council Tax Band D.

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.

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