

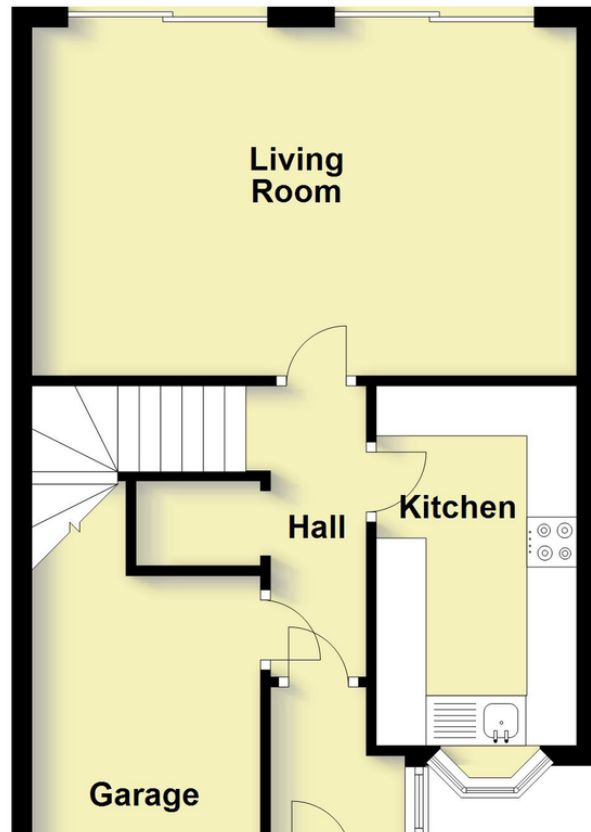


MARGETTS
ESTABLISHED 1806

CHARTERED SURVEYORS • LAND AGENTS • ESTATE AGENTS • LETTING AGENTS

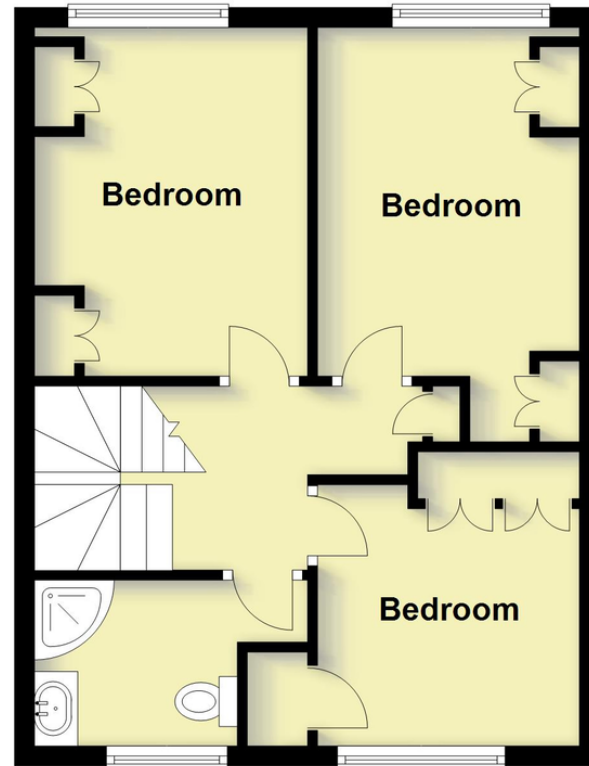
Ground Floor

Approx. 47.8 sq. metres (514.4 sq. feet)



First Floor

Approx. 39.3 sq. metres (422.6 sq. feet)



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13 Arundel Close, Warwick, CV34 5HZ

Guide Price £360,000 Freehold



- Rare, rear canal aspect
- Immaculate
- Much improved
- 3 DOUBLE bedrooms
- All with fitted wardrobes and furniture
- Full-width living room
- Amazing fitted kitchen
- Terraced rear garden
- Single garage

STORM PORCH

Double glazed front door open into Entrance Vestibule with tiled flooring, wiring for wall light and further double glazed front door through to:

RECEPTION HALL

With large cloaks alcove, radiator, tiled flooring and doors to:

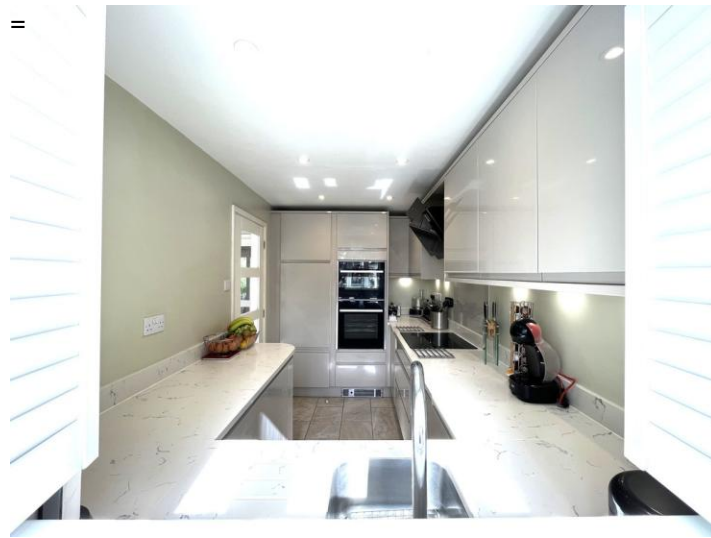
FULL WIDTH LOUNGE/DINING ROOM

17' 11" x 11' 6" (5.46m x 3.50m) with wiring for four wall lights, coved ceiling, radiator, electric smoke effect fitted fire, TV aerial point and twin sets of sliding double glazed patio doors opening to the patio.



STUNNING REFITTED KITCHEN

11' 9" x 6' 6" (3.59m x 1.99m) recently re-fitted with stylish granite work surfacing and matching upstands, incorporating a single bowl "underhang" sink with mixer tap (including boiling tap) and a range of base units under incorporating the integrated Zanussi fridge and Neff dishwasher. The work surfacing also incorporates the Neff electric induction hob with base units under, eye level wall cupboards above and Neff cooker hood, tall larder cupboards incorporating the Neff "hide & slide" fan electric over, and further combi fan oven/microwave. Tiled floor, wine storage unit, and electric kick-space floor heater. Delightful double glazed BOW window with fitted shutters.



STAIRS AND LANDING

Staircase proceeds from the Entrance Hall to the First Floor Landing with attractive balustrading and access to the roof space with loft ladder. Off the landing there is a shelved linen cupboard.

BEDROOM 1 - REAR

11' 6" x 8' 8" (3.50m x 2.74m) including a comprehensive range of beautifully fitted wardrobes and bedroom furniture with chest of drawers, double glazed window with fitted shutters, enjoying views over the garden, Grand Union Canal and the Woodloes Park. Single panelled radiator.



BEDROOM 2 - REAR

11' 6" x 8' 8" (3.50m x 2.65m) again featuring double glazed window with shutters, overlooking the garden, Canal and the Woodloes beyond. The measurements incorporate a comprehensive range of wardrobes and fitted bedroom furniture including dressing unit with drawers and TV connection point.



BEDROOM 3 - FRONT

8' 11" x 8' 6" (2.73m x 2.58m) with double glazed window with shutters, radiator, coved ceiling and the dimensions exclude a range of built in wardrobe cupboards and further cupboard over the stairs..



FAMILY SHOWER ROOM

Fully tiled with shower cubicle, low level WC, wash hand basin with mirror above and cupboard, double glazed window and shutters. Heated towel Rail.



OUTSIDE

To the front of the property there is a well maintained block paved driveway providing parking and giving access to:

PART INTEGRAL GARAGE

With electrically operated and remote controlled roller door, electric light and power. Storage cupboards available at separate negotiation, plumbing for washing machine.

REAR GARDEN

The rear garden, which is a particularly delightful feature of this lovely family home, has a patio immediately adjoining the property with steps leading down to a further patio area which is laid to stone chippings, with perimeter borders stocked with shrubs and plants and hedgerow with arch leads through to a further terraced garden. There are 2 timber garden sheds and delightful views over the Grand Union canal and beyond.

Agent's Notes

Council Tax Band C.

Local Authority: Warwick District Council

VALUATIONS & SURVEYS FOR PURCHASERS

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