



**3 Bed  
House - Semi-Detached  
located at**

72 Stratford Road  
Warwick  
CV34 6AT



**MARGETTS**  
ESTABLISHED 1806

**Price Guide £425,000**

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## Price Guide £425,000

Great opportunity to acquire a sought-after traditional semi-detached family home in a popular residential neighbourhood with easy access to the M40 & A46 together with a short walk into the town centre of the county town. Three bedrooms, delightful lounge and dining room, extended kitchen, ground floor wc, bathroom, lovely gardens, garage and parking. DON'T MISS IT.

### Entrance

Front door with double glazed side window, opens into the.

### Reception Hall

with attractive tiled floor and radiator, under stairs storage cupboard.

### Cloakroom

with low level WC and wash hand basin.

### Front Lounge

14'4" into bay x 12'4" maximum

with wood effect flooring, radiator, double glazed window with window, shutters, dado rail and coved ceiling. Fire setting with hearth and surround, opening through to the:

### Rear Dining Room

11'1" x 11'7"

with wood effect flooring, sliding double glazed patio doors to the rear garden, dado rail and double panel radiator, coved ceiling.

### Extended Fitted Kitchen

15'2" x 6'9"

with Butcher block style roll edge work surfacing, incorporating a one and a 1/2 bowl single drainer stainless steel sink with mixer tap and a four ring gas hob. Base units beneath and space and plumbing for washing machine, space for tumble dryer and space for an American style fridge/freezer. Electric integrated oven, range of eyelevel wall cupboards. Double glazed windows and door to three sides.

### Stairs and Landing

Staircase from the entrance hall proceeds to the first floor landing with double glazed window to the side. Access to the roof space

### Bedroom 1 - Front

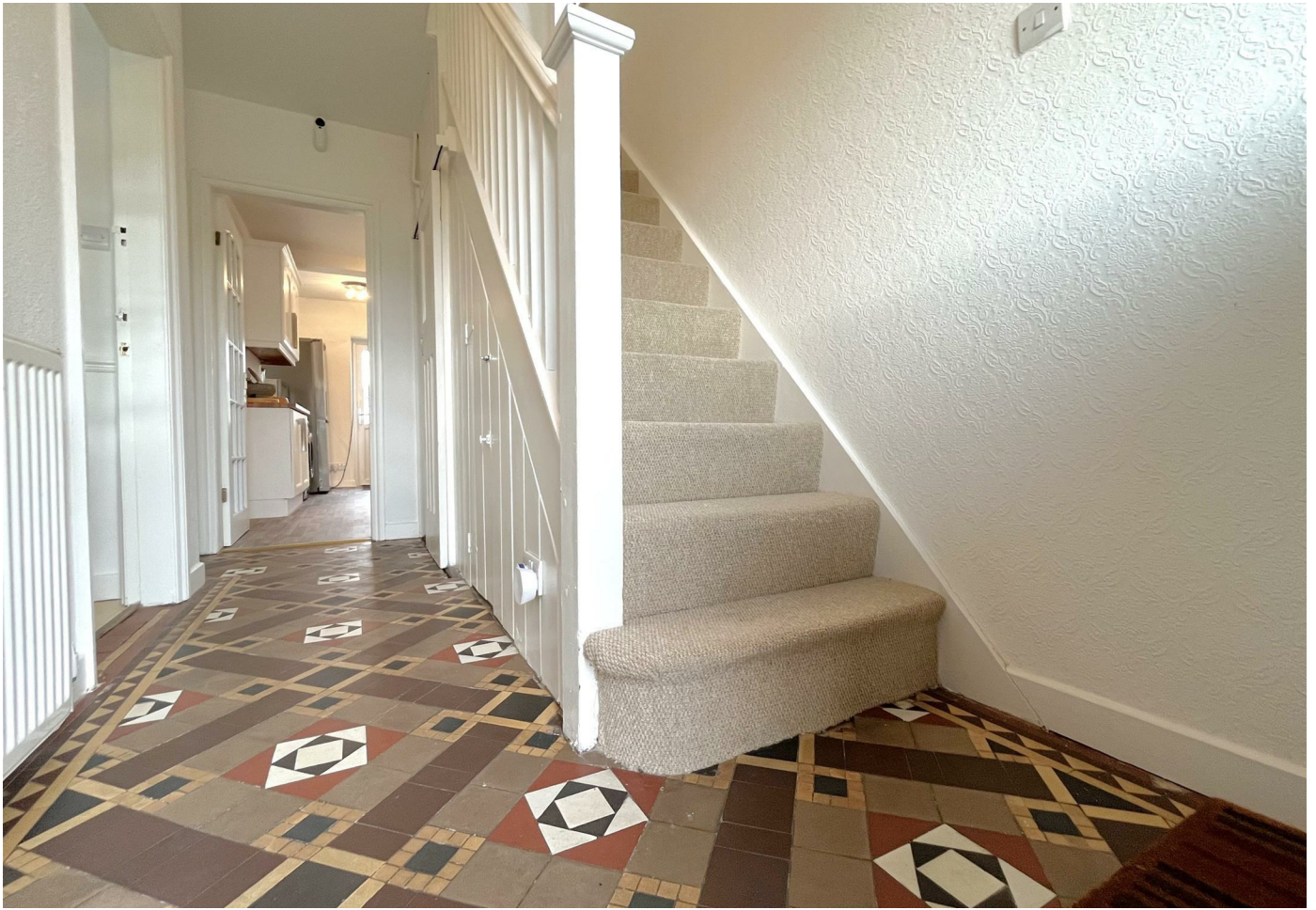
14'1" into bay x 11'5"

measurements include wardrobes with two full height wardrobes flanking either side of the chimney breast, radiator, double glazed window with shutters.

### Bedroom 2 - Rear

11'1" x 11'5" max

including wardrobes with a range of wardrobes, fitted flanking the chimney breast, radiator and double glazed window.



### **Bedroom 3 - Front**

6'11" x 6'11"

with window shutters to the front double glazed window, radiator. picture rail.

### **Bathroom**

has a white suite with panel bath, having a triton adjustable shower over, wash hand basin, and low-level WC, radiator and tiling to full height on all walls.

### **Outside**

To the front of the property there is a shaped fore garden and block paved driveway providing parking giving access access to the front and the side of the property,

### **To the Side and Rear**

The rear garden is landscaped with deck and paved patio areas, together with inset shaped lawn and perimeter border.

### **Single Garage**

### **GENERAL INFORMATION**

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



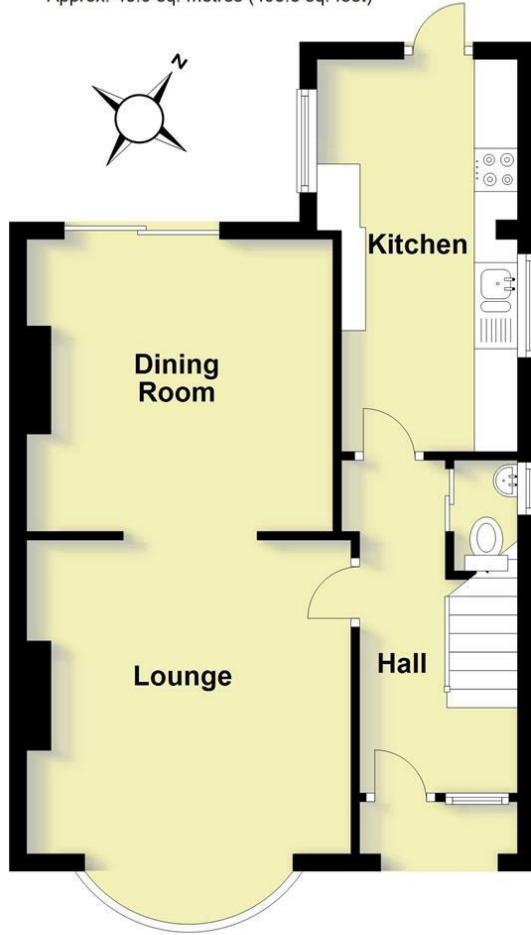


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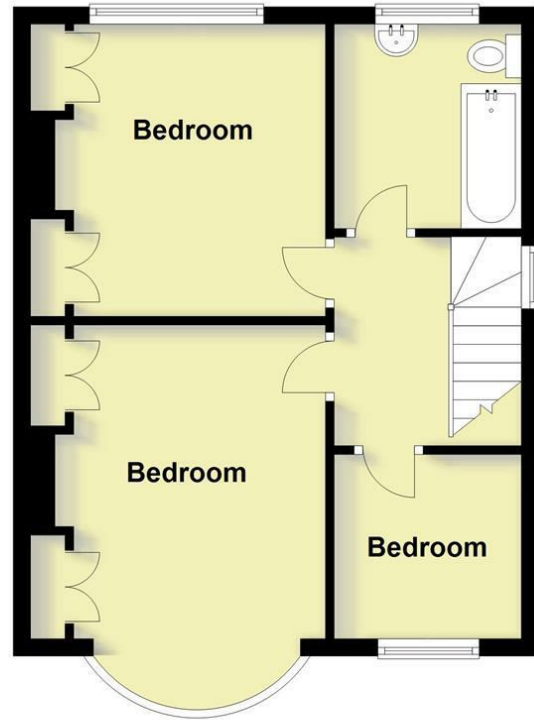
## Ground Floor

Approx. 45.9 sq. metres (493.8 sq. feet)



## First Floor

Approx. 41.0 sq. metres (441.6 sq. feet)



Total area: approx. 86.9 sq. metres (935.4 sq. feet)

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

| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            | <b>85</b> |
| (69-80) <b>C</b>                                   | <b>66</b>                  |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

### CONTACT

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