

**3 Bed House  
located at**

**38 Stratford Road  
Warwick  
CV34 6AS**

  
**MARGETTS**  
ESTABLISHED 1806

**Price Guide £295,000**

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## Price Guide £295,000

A rare opportunity to acquire a substantial three bedroom, semi detached family home with lots of off-road parking, two reception rooms, rear garden, and room to extend (subject to planning approval). Property requires updating and improving and is offered with no upward chain.

Double glazed storm porch and front door opens into

### RECEPTION HALL

with radiator.

### THROUGH LOUNGE

17'4" x 11'6" max reducing to 9'2"

with radiator, double glazed window, patio door, and fire setting.

### REAR KITCHEN

14'2" x 7'4" max

with units and work surfacing, single drainer sink unit, tiled floor, wall mounted Worcester gas fired central heating boiler, breakfast bar and opening through to the

### DINING ROOM

11'0" max x 10'8" max

with radiator, double glazed window, and units to match the kitchen.

### REAR OUTBUILDINGS

with door to the front of the property and door to the rear garden.

### DOWNSTAIRS WC

### BACK ROOM/STORAGE

10'5" x 4'7"

Staircase from the reception hall leads to the first floor landing.

### BEDROOM ONE - FRONT

15'1" max x 8'11" max

with two double glazed windows, radiator and the measurements include the wardrobe.

### BEDROOM TWO

11'1" max x 10'8" max

with radiator, and double glazed window to the front.

### BEDROOM THREE - REAR

8'2" max x 8'4" max

with double glazed window and radiator.

### BATHROOM

has panel bath, wash hand basin low level WC, radiator and double glazed window. Airing cupboard with insulated hot water cylinder.

### TO THE FRONT

of the property there is a large block paved fore garden that provides plenty of parking.

### THE REAR GARDEN

has a patio area adjoining the property together with timber garden shed.

### GENERAL INFORMATION

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





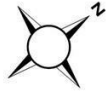


38 Stratford Road, Warwick, CV34 6AS



### Ground Floor

Approx. 57.8 sq. metres (622.0 sq. feet)



### First Floor

Approx. 43.5 sq. metres (468.6 sq. feet)



Total area: approx. 101.3 sq. metres (1090.6 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>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</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 2002/91/EC	

### CONTACT

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