



3 Bed
Semi-detached
located at

1 Whatcote Road
Oxhill
CV35 0RA


MARGETTS
ESTABLISHED 1806

Price Guide £295,000

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Offered with no upward chain, requiring considerable improvement, this rare and exciting opportunity to acquire a substantial three bedroom, semi-detached family home occupying a large plot on the edge of this beautiful sought-after village.

Double glazed front door opens into reception hall

LOUNGE

11'6" x 11'11"

with double glazed window to front and rear and a Parkray solid fuel burner. There is a back boiler which supplies the domestic hot water but we are unaware of the details and this has not been checked.

KITCHEN

15'1" max reducing to 10'5" x 7'0"

with window, sink units, large under stairs storage cupboard, doors to shelved pantry cupboard with double glazed window, door to the rear/side lobby and return door to the

DINING ROOM

11'8" x 10'0"

with double glazed window.

INNER LOBBY DOOR

to the rear of the property.

OUTBUILDINGS - LARGE STORE

9'6" x 7'10"

including WC and coal store.

Staircase proceeds from the entrance vestibule to the first floor landing with window and shelved cupboard.

BEDROOM ONE - FRONT

12'5" x 11'8"

with window and door to over bulkhead cupboard.

BATHROOM

with bath, wc, wash hand basin and double glazed window.

BEDROOM TWO - FRONT

11'10" max inc. wardrobes x 9'4" max

with double glazed window and over bulkhead storage cupboard.

BEDROOM THREE - REAR

7'11" x 8'7"

OUTSIDE

The property occupies a substantial plot with gardens to front and rear.

Driveway gives access to

SINGLE CONCRETE SECTIONAL GARAGE

GENERAL INFORMATION

We understand the property is freehold and are awaiting information about services connected.







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Ground Floor

Approx. 61.2 sq. metres (658.5 sq. feet)



First Floor

Approx. 44.1 sq. metres (474.6 sq. feet)



Total area: approx. 105.3 sq. metres (1133.2 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) A		
(81-91) B		77
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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