



Three bed, detached home

1 Daly Avenue
Hampton Magna
Warwick
CV35 8SE


MARGETTS
ESTABLISHED 1806

Offers Over £325,000

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Double glazed front door with double glazed side window opens into the

ENTRANCE HALL

with radiator and under stairs storage cupboard.

CLOAKROOM

cloak room with WC, wash hand basin and radiator.

LOUNGE

13'3" x 10'11"

with double glazed patio door and window, gas fire (not tested) and radiator.

DINING AREA

19'8" x 8'9"

with sealed unit double glazed window, further sealed unit obscured double glazed window and radiator.

Sliding door opens to the

KITCHEN

12'2" x 8'5"

with cupboards, recess for cooker, recess for washing machine, radiator, sealed unit double glazed window to the side and secondary glazed door to the side. Return door to the entrance hall.

Staircase from the entrance hall rises to a half landing with window and radiator and further staircase to the

FIRST FLOOR LANDING

with further double glazed window.

BEDROOM ONE - REAR

12'4" x 10'6" max incl. wardrobes

with double glazed window, radiator and the measurements include a comprehensive range of fitted wardrobes.

BEDROOM TWO - FRONT

13'0" max x 9'0" max reducing to 7'7"

with double glazed window and radiator.

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**** UNDER OFFER ****

Occupying a substantial corner plot, this considerably extended, detached, three bedroom family home offers flexible family accommodation with the benefit of a larger than average corner plot garden, and off-road parking, and lots of Garaging. Please note this property does require updating and improving. Lots of interest anticipated.



BEDROOM THREE - REAR

9'4" x 8'6"

with radiator, sealed unit double glazed window, and sink with cupboards and drawers beneath and shaver point.

OUTSIDE

TO THE FRONT OF THE PROPERTY

there is a sizeable parking area which gives access to

SINGLE GARAGE - SMALLER

16'8" x 7'8"

LARGE GARAGE

26'6" max x 8'5" max

with gas fired central heating boiler and access to the

REAR GARDEN

The garden enjoys the benefit of being larger as it is a corner plot with small garden pond, shaped lawn, paved patio and greenhouse.

GENERAL INFORMATION



We believe the property is freehold and all main services are connected.





1 Daly Avenue, Hampton Magna, Warwick, CV35 8SE



Ground Floor

Approx. 85.2 sq. metres (916.8 sq. feet)



First Floor

Approx. 44.5 sq. metres (479.5 sq. feet)



Total area: approx. 129.7 sq. metres (1396.3 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 | | |
| (69-80) C | | |
| (55-68) D | 60 | 73 |
| (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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