



MARGETTS
ESTABLISHED 1806

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6 Saltisford, Warwick, CV34 4TA

Guide Price £395,000 Freehold



Total area: approx. 110.9 sq. metres (1193.5 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

- Three bedroom family home
- Large living room
- Side passage/useful utility
- Rare additional parking
- Separate dining room
- Large rear dining conservatory
- Bathroom with jacuzzi bath
- Fitted kitchen
- Gardens

Very exciting, three bedroom, family home, right in the heart of the county town of Warwick with superb parking facilities and single garage. Also benefits from a very useful covered side passage/utility and large rear conservatory. Viewing is strongly recommended.

Double glazed front door opens into a storm porch with tiled floor, useful storage cupboard and further double glazed door opening into the Entrance Hall with attractive tiled floor, radiator, dado rail and coved ceiling, understairs storage area and door opening to a

DOWNSTAIRS CLOAKROOM

with low-level WC and wash hand basin set in vanity unit, extractor fan, tiled splashbacks and tiled floor.

SPACIOUS LOUNGE

15' 10" x 10' 11" (4.83m x 3.34m) with attractive tiled floor, leaded light, double glazed window to the front of the property, radiator, coved ceiling and fire setting with electric fire. TV point. Door to the



SEPARATE DINING ROOM

10' 9" x 8' 1" (3.28m x 2.48m) again with tiled floor, radiator, serving hatch to kitchen and double glazed patio doors through to the conservatory.

LARGE FULL WIDTH CONSERVATORY

17' 5" x 9' 1" (5.31m x 2.78m into bay reducing to 1.54m) with tiled floor, electric panel heater and central heating radiator. This useful room has double glazed windows and door to the rear garden.

FITTED KITCHEN

10' 8" x 8' 8" (3.27m x 2.65m) with roll edge work surfacing extending to 2 walls incorporating the single drainer, single bowl, stainless steel sink unit with mixer tap and a four ring gas hob. Base units incorporate the electric oven and space and plumbing for a full size dishwasher. Range of eyelevel cupboards with cooker hood. Tiled splashback areas, tiled floor, double glazed door to the side of the property and double glazed window into the conservatory.



USEFUL SIDE PASSAGE/UTILITY ROOM

23' 7" x 4' 7" (7.21m x 1.42m) with Belfast sink set into work surfacing with base units beneath and wall cupboards above. Space and plumbing for washing machine, tiled floor, door to the front of the property and double glazed door to the rear garden with matching side window.

Staircase rising from the entrance hall to the first floor landing with radiator and access to the roof space. Off the landing there is a linen cupboard with slatted wood shelving.

BEDROOM ONE (FRONT)

11' 6" x 10' 2" (3.52m x 3.11m) with laminate flooring, radiator, double glazed window to the front of the property and door opening to a built-in wardrobe with hanging rail and shelf.



BEDROOM TWO (REAR)

12' 10" x 8' 3" (3.93m x 2.62m excluding door recess) with laminate flooring, radiator, double glazed window affording views across the rear garden and beyond and door opening to built-in wardrobe.

BEDROOM THREE (REAR)

9' 1" x 8' 3" (2.78m x 2.52m) with laminate flooring and double glazed window to the rear, single panel radiator and coved ceiling.

BATHROOM

has a white suite with P shaped bath fitted with jacuzzi and mixer tap with handheld shower attachment, low-level WC, wash hand basin, tiling to full height on all walls, obscured double glazed window and heated towel rail.



OUTSIDE

To the front of the property there is an attractive fore garden with path leading to the front door and the side passage. The enclosed rear garden enjoys a patio area and garden with further patio area and borders. There is a small water feature and pedestrian gate giving access to a path which leads to the SINGLE GARAGE EN BLOCK and further allocated parking space.



AGENTS NOTES

We believe all main services are connected and the property is freehold. Viewings are strictly by prior appointment through the agents.

Agent's Notes

Council Tax Band D.

Local Authority: Warwick District Council

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