



MARGETTS
ESTABLISHED 1806

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19 Sandy Way, Barford, Nr Warwick, CV35 8DY

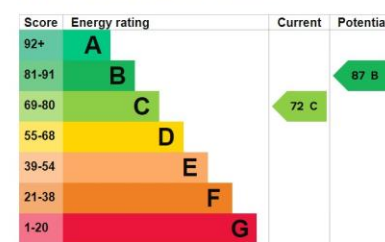
Guide Price £260,000 Freehold



Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

- End of terrace
- Two large bedrooms.
- First floor bathroom (needs refitting)
- Living room
- Dining kitchen
- Long rear Garden
- Large Log Cabin
- Off-road parking.
- Requires updating.

ENTRANCE HALL

Front door opens into Entrance Vestibule with radiator.

LOUNGE- FRONT

Measures 4.25 m x 3.267 m with double glazed bow window to the front, double panel radiator and fire setting with hearth and surround and inset gas fire.



DINING KITCHEN

Measures 3.79 m x 2.81 m with roll-edge worksurfaces incorporating a single drainer stainless steel sink and a 4 ring gas hob. Base units and space for appliances with plumbing for washing machine. Eye level wall cupboards. Radiator, double glazed window and patio doors to the rear garden. Door to shelved under stairs storage cupboard.



STAIRS TO LANDING

Staircase from the Entrance Vestibule proceeds to the first floor landing with window to the side and access to the roof space.

BEDROOM 1 - FRONT

Measures 5.17 m maximum reducing to 4.16 m x 3.04 m and having radiator. This room has been recently redecorated.



BEDROOM 2 - REAR

Measures 3.29 m maximum reducing to 2.79 m x 3.46 m with double glazed window, radiator and the dimensions include the fitted range of wardrobes with cupboards above to full height.



BATHROOM

Currently has a low-level WC and the suite has been removed. There is however, a TritonT80 adjustable shower fitting but no shower tray. Double glazed windows.



OUTSIDE

To the front of the property there is a block paved parking area giving access to the front of the house.



SIDE PASSAGE

At the side of the property, there is a covered porch/passage giving access to the rear garden with further under stairs storage cupboard and additional large Storage Room housing the wall mounted gas fired Worcester central heating boiler.



TO THE REAR

There is a large patio adjoining property and lawned area beyond



Agent's Notes

Council Tax Band C.

Local Authority: Warwick District Council

VALUATIONS & SURVEYS FOR PURCHASERS

As Chartered Surveyors we conduct a range of surveys and Valuation Reports for prospective purchasers, including RICS Homebuyer Reports and Valuation Condition Reports. Please telephone us for an informal discussion and competitive fee quotation which we trust will meet your survey requirements. We are, of course, precluded from undertaking surveys on properties that Margetts Warwick Limited are offering for sale.

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