



MARGETTS
ESTABLISHED 1806

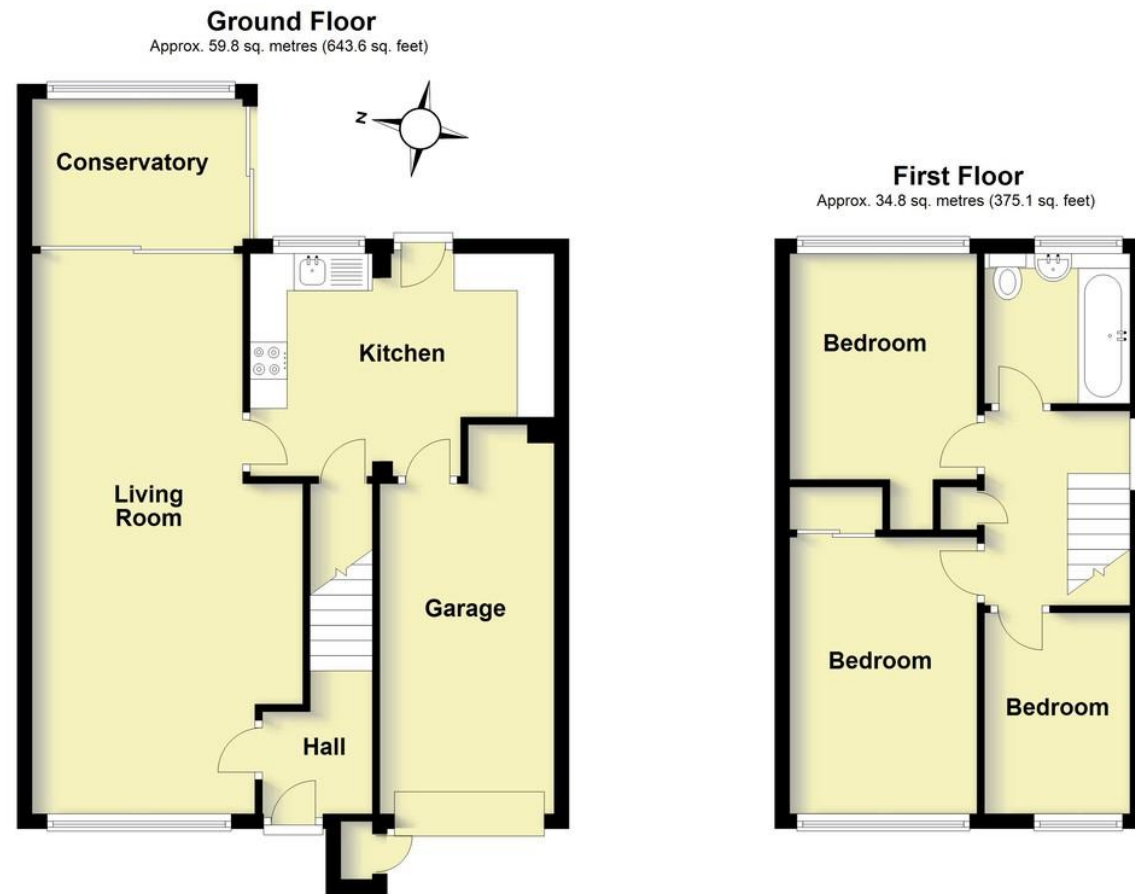
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39 Yardley Close, Woodloes Park, Warwick, CV34 5EX
Guide Price £310,000 Freehold



Total area: approx. 94.6 sq. metres (1018.7 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

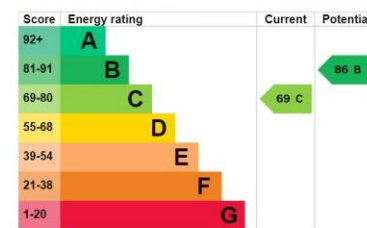
Total Area does not include the garage

Plan produced using PlanUp.

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.



An attractive and extended three bedroom semi detached, offered with the addition of an extended breakfast kitchen and conservatory, providing the family with an attractive home in a popular cul-de-sac setting. Double glazing and gas central heating, remodelled ground floor accommodation and gardens both to front and rear. Viewing warmly recommended.

- Three bedroom semi • Extended • Rear conservatory • Enlarge breakfast Kitchen • Garage • Three bedrooms. • Double glazing • Gas central heating • Sort after location. •

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ENTRANCE

Canopy and double glazed front door opens into the:

ENTRANCE VESTIBULE

Reception vestibule with single panel radiator.

THOUGH LOUNGE/DINING

25' 7" x 12' 0" (7.80m x 3.66m max reducing to 2.85m) with window to the front, laminate flooring, gas fire, one single and one double panel radiator and sliding double glazed patio doors open into the:



LOUNGE PHOTO



REAR CONSERVATORY

9' 10" x 6' 5" (3.02m x 1.98m) with double glazed windows and sliding patio double glazed doors, tiled floor and wiring for two wall lights.



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.

NOTICE

These particulars do not constitute or form part of any offer, or contract, and a prospective purchaser must not rely on any statement made herein or made verbally as representative of any fact. Prospective purchasers should make their own inspections and survey and satisfy themselves as to the correctness of all such statements. Neither the agents, the owner, nor any other persons have any authority to make or give any representation or warranty whatsoever in relation to the property. No responsibility is accepted for any error or omission.

EXTENDED BREAKFAST KITCHEN

13' 6" x 9' 11" (4.13m x 3.04m max)

with roll edge work surface incorporating single drainer sink unit with mixer tap and base units beneath, together with eye-level wall cupboards and cooker hood. Recess suitable for a gas cooker and further run of "L" shaped work surfacing with space for appliances under, plumbing for washing machine and dishwasher. Further eye-level wall cupboards and Worcester gas fired central heating boiler, tiled floor, radiator, double glazed windows and door to the rear, door to the garage and door to an under stairs storage cupboard.



STAIRS AND LANDING

Staircase from the Entrance Vestibule leads to the first floor landing with double glazed window to the side of access to the roof space. Off the landing there is a linen cupboard with slatted wooden shelving.

BEDROOM 1 - FRONT

12' 7" x 8' 3" (3.84m x 2.54m)

with a double glazed window to the front, radiator and the dimensions exclude a double door built-in wardrobe.



BEDROOM 2 - REAR

9' 8" x 8' 3" (2.95m max x 2.53m)

with double glazed window, radiator and storage alcove.



BEDROOM 3 - FRONT

9' 3" x 6' 5" (2.84m max x 1.97m max inc. cupboard over bulkhead)

with double glazed window, single panel radiator and the measurements include the space taken by cupboard/wardrobe over bulkhead.



BATHROOM

The bathroom has a white suite with a mixer tap and handheld shower attachment together with further rain shower and screen over, wash hand basin with mixer tap and low-level WC, heated towel rail, full height tiling on all walls and obscured double glazed window.



OUTSIDE

To the front of the property, there is a lawned fore garden with established flower beds and driveway providing parking and giving access to the

GARAGE

17' 10" x 7' 11" (5.44m reducing to 4.79 x 2.42m) with electric light, power and personal door into the extended kitchen.

REAR GARDEN

The rear garden has a paved patio area adjoining the property with shaped lawn beyond and further patio area and perimeter border stocked with shrubs and plants.

GENERAL INFORMATION

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

Council Tax Band C.

Local Authority: Warwick District Council.

Viewings are strictly by prior appointment through the agents.