



**Connells**

Crane Close  
Warwick



# Crane Close Warwick CV34 5HA

for sale guide price  
**£210,000**



## Property Description

A well presented two-bedroom bungalow with no onward chain. There is a porch to the front leading into the entrance hall with doors leading to the bedrooms, bathroom and lounge.

The spacious lounge diner has lovely sliding doors leading out into the beautiful rear gardens. The kitchen provides excellent storage and comes with a built pantry!

There are two light and airy bedrooms with bedroom one benefiting from built in wardrobes. The property further benefits from off road parking and a garage to the rear!

To the rear of the home is a private and enclosed, rear garden mainly laid to lawn. There is a lovely patio area, perfect for outdoor seating, entertaining or BBQ's in the warmer months. here is plenty of vibrant greenery and stunning outdoor shrubbery, offering a picturesque and peaceful setting.

The property is situated in the sought after Woodloes Park location and offers excellent travel links with easy access to the M40, A46, Warwick Parkway and Warwick train station. The property is a couple of minutes walk to the nearest bus stop and has easy access to local supermarkets, GP surgery, Warwick Hospital.

Crane Close is a short 6 minute drive or 25 minute walk into the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street and independent shops as well as a wide range of restaurants.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Porch

Door to hall and carpeted flooring.

## Entrance Hall

carpeted flooring.

## Lounge Diner

14' 1" x 12' 9" ( 4.29m x 3.89m )

Sliding door to rear, fireplace and carpeted flooring.

## Kitchen

11' x 9' 6" ( 3.35m x 2.90m )

Fitted with a range of wall and base units with work surface over, tiled flooring and splashback, space for fridge freezer and washing machine, shelved cupboard, built in oven, hob and extractor fan, door and window to rear.

## Bedroom One

10' 1" x 9' 1" ( 3.07m x 2.77m )

Window to front, full width wardrobes and carpeted flooring.

## Bedroom Two

9' 2" x 7' 4" ( 2.79m x 2.24m )

Window to front and carpeted flooring.

## Bathroom

Double shower, WC, wash hand basin, fully tiled, extractor fan and window to front.

## Front Garden

Mainly laid to lawn with pathway leading up to front.

## Rear Garden

Enclosed private garden and lovely church views, colourful borders of mature shrubs and plants, patio.

## Parking

Garage to the rear with parking space in front.

## Garage

16' 9" x 7' 10" ( 5.11m x 2.39m )

Single garage with up and over door.



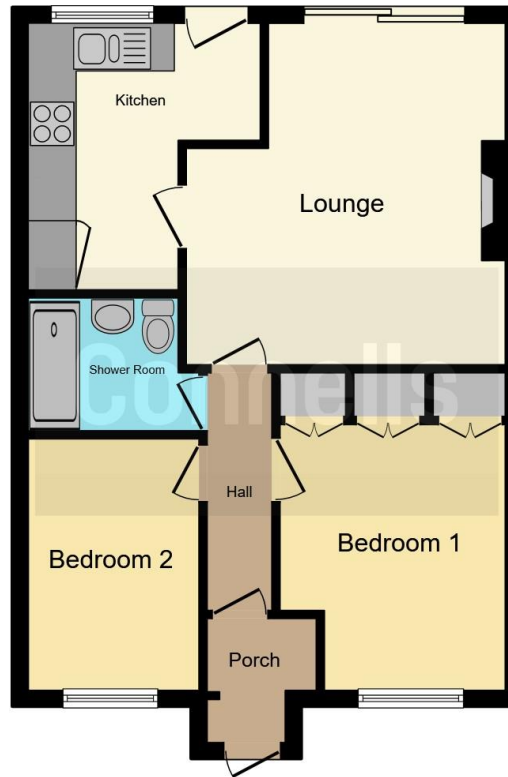












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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14 High Street  
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EPC Rating: E Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WAR106783](http://connells.co.uk/Property/WAR106783)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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