



**2 Bed
Bungalow - Mid Terrace
located in Woodloes Park**

16 Crane Close
Woodloes Park
Warwick
CV34 5HB


MARGETTS
ESTABLISHED 1806

Guide Price £260,000



Composite front door replaced recently opens into the reception hall with access to the roof space and cupboard housing the metres. The loft has a loft ladder and electric light.

L SHAPED LOUNGE/DINING ROOM

14'1" x 12'7" reducing to 9'11"

with radiator and double glazed French doors with matching side window opening to the large patio and the garden beyond.

REFITTED KITCHEN

11'0" max x 9'7" max

Refitted with modern square edge, work surfacing and matching upstands incorporating a Zanussi 4 ring gas hob, and 1 1/4 bowl single drainer, stainless steel sink with mixer tap. Base units beneath incorporating a Hotpoint electric oven and integrated Zanussi washing machine. Tall larder cupboard incorporating the fridge and freezer, eyelevel wall cupboard housing the Worcester gas fired, central heating boiler, wood effect flooring, door opening to storage cupboard, radiator, cookerhood, and double glazed window with the door opening to the rear garden.

BEDROOM ONE

12'1" max x 9'0" max

with double glazed window to the front and radiator.

BEDROOM TWO

9'4" x 7'3"

with double glazed window to the front and radiator.

REFITTED BATHROOM

has a white suite with panel bath having rain shower with screen fitted over, low-level WC, wash hand basin with mixer tap, flooring, heated towel rail and extractor fan.

OUTSIDE

To the front there is a pathway with steps leading to the front door having two neat lawned areas to either side.

THE REAR GARDEN

is South East facing and is a particularly attractive feature of the bungalow enjoying a good degree of privacy with large paved patio and shaped lawn with hedgerow providing privacy to the garden. Large timber garden shed. Path from the rear garden extends round to the

DRIVEWAY

providing parking and giving access to the

SINGLE GARAGE

with up and over door.

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.

Seller informs us these works have been carried out:-

New central heating system and new combination boiler with new radiators - Worcester boiler

New fitted kitchen with integrated washing machine and fridge freezer

New bathroom suite and wall tiles

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A very attractive, beautifully presented and much improved two-bedroom bungalow, forming part of this popular development and providing the discerning purchaser with a private rear garden and separate garage with driveway and parking.



New flooring throughout
New upvc French doors to sitting room
New composite front door
New roof to garage
New fuse board and electrics works
New led flashing to roof
New soffit and fascia to front of property
New guttering and drain pipes







16 Crane Close, Woodloes Park, Warwick, CV34 5HB



Ground Floor

Approx. 49.0 sq. metres (527.0 sq. feet)



Total area: approx. 49.0 sq. metres (527.0 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			90
(81-91) B		74	
(69-80) C			
(55-68) D			
(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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