



**72 Woodloes Avenue South**

Warwick **CV34 5TQ**

Offers Over £350,000

# 72 Woodloes Avenue South

Being conveniently situated within easy reach of shops and facilities on both Woodloes and in central Warwick, this three bedroomed link-detached house offers ideal accommodation for the first time purchaser or young family. Significant features of the gas centrally heated accommodation include two separate reception rooms with lounge to the front and spacious dining room to the rear, whilst in addition to the kitchen there is also a conservatory and ground floor cloakroom/WC. The three first floor bedrooms are complimented by a shower room, whilst outside there is parking to the front giving direct access to an adjoining garage, along with a pleasant garden to the rear.

## LOCATION

The property is situated centrally within the Woodloes development, there being a range of local amenities close-by along with easy access to the wide ranging facilities available within Warwick town centre, which lies a little over one mile away. There are excellent local road links available to both Warwick and Leamington Spa, along with links to neighbouring towns and centres and the Midland motorway network via the A46, whilst regular rail services operate from Warwick, Warwick Parkway and Leamington Spa.

## ON THE GROUND FLOOR

Aluminium double glazed entrance door opening into:-

## ENCLOSED PORCH ENTRANCE

With period style inner entrance door to:-

## RECEPTION HALLWAY

With staircase off ascending to the first floor, central heating radiator, oak laminate flooring and door to:-

## LOUNGE

4.39m x 3.66m (14'5" x 12'0")  
With feature pine fireplace having marble effect hearth and inner surround, oak effect flooring, aluminium double glazed bay window to front elevation, central heating radiator and door to:-

## DINING ROOM

4.55m x 3.07m (14'11" x 10'1")  
With oak effect flooring extending through from the lounge, central heating radiator, door to useful understairs storage cupboard and aluminium double glazed sliding door giving access to:-

## CONSERVATORY

3.86m x 2.51m (12'8" x 8'3")  
With electric radiator, laminate flooring, UPVC double glazed picture windows and double glazed door giving external access to the rear garden.

## LOBBY

Being accessed from the dining room and from which a personnel door gives access to the garage along with further door to:-

## CLOAKROOM/WC

With close coupled WC, wash hand basin with storage cupboard under, central heating radiator and obscure glazed window.

## KITCHEN

3.28m x 1.80m (10'9" x 5'11")  
Fitted with a range of panelled style white units comprising coordinating base cupboards, drawers and wall cabinets having wood grain effect worktops over the base cupboards with tiled splashbacks and inset 1½

bowl sink unit with mixer tap, space and connection for gas cooker, integrated fridge freezer, oak effect vinyl flooring and UPVC double glazed window overlooking the rear garden.

## ON THE FIRST FLOOR

## LANDING

With access trap to the roof space, aluminium double glazed window to side elevation, built-in airing cupboard housing the Vaillant gas fired boiler and doors to:-

## BEDROOM ONE (FRONT)

3.76m x 2.57m (12'4" x 8'5")  
With built-in wardrobe, aluminium double glazed window and central heating radiator.

## BEDROOM TWO (REAR)

3.10m x 2.57m (10'2" x 8'5")  
With built-in cupboard/wardrobe, oak effect laminate flooring, central heating radiator and aluminium double glazed window.

## BEDROOM THREE (FRONT)

2.87m max x 1.96m max (9'5" max x 6'5" max)  
- including stair bulk head, over which there is a useful storage cupboard, laminate flooring, central heating radiator and aluminium double glazed window.

## Features

Link-Detached House  
Popular and Convenient Location  
Lounge  
Separate Dining Room  
Kitchen and Conservatory  
Cloakroom/WC  
Three Bedrooms  
Shower Room  
Parking and Garage  
Rear Garden





# Floorplan

Internal Living Area 992sq ft /92.18m2



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

## General Information

Tenure  
Freehold

Fixtures & Fittings

## Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

## Council Tax

Band D - Warwick District Council



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Contact us

01926 888998

leamington@wiglesworth.com

## Visit us

14 Euston Place, Leamington Spa,  
Warwickshire, CV32 4LY

wiglesworth.com