



9 Welsh Close

Warwick CV34 5JY

Guide Price £310,000



# 9 Welsh Close

\*\*\*NO ONWARD CHAIN - POTENTIAL TO EXTEND (STPP)\*\*\* This detached bungalow is situated in the popular area of Woodloes Park in a no through road. Easily accessible to all major transport links and Warwick Parkway Train Station as well as being in close proximity to local amenities, Warwick Castle, Churches and both primary and secondary schools.

In brief the property comprises of; entrance area / dining room, living room, kitchen, master bedroom with built in wardrobes and a further second double bedroom and a shower room.

To the rear is an enclosed garden, mainly laid to lawn with small patio area and to the front and side there is parking, it also has a single garage.

Also the property is close to the canal that provides great dog walks and cycling routes.

This property also offers plenty of scope for any potential buyer to update / extend and the chance to put their stamp on it, there

## Features

Detached Bungalow

Potential To Extend To The Rear (STPP)

Enclosed Rear Garden

No Onward Chain

Close To Local Amenities

Parking

Single Garage

Two Double Bedrooms



## Location

### Entrance Hall / Dining Room

3.64m x 3.37m (11'11" x 11'0")  
Having a double glazed window to the side elevation, central heating radiator, space for dining room furniture and doors leading to adjacent rooms.

### Lounge

5.15m x 3.60m (16'10" x 11'9")  
A light and airy lounge which has a double glazed window to the rear and front elevation, door leading out to the rear garden, central heating radiator and space for lounge furniture.

### Kitchen / Breakfast Room

4.03m x 3.06m (13'2" x 10'0")  
Having a double glazed window to the rear, door leading out to the side elevation, work top surfaces, cupboards, built in

oven and four ring electric hob and central heating radiator.

### Bedroom One

3.92m x 3.40m (12'10" x 11'1")  
Having built in wardrobes, central heating radiator, space for bedroom furniture and a double glazed window to the front elevation.

### Bedroom Two

3.06m x 2.74m (10'0" x 8'11")  
Having space for bedroom furniture, a storage cupboard, gas central radiator and a double glazed window to the front elevation.

### Shower Room

1.96m x 1.70m (6'5" x 5'6")  
Having a shower cubicle, sink unit, low level W/C, part tiled walls and a double glazed window to the side elevation.

### Rear Garden

### Utility Room / WC

Having space for a washing machine, low level W/C, sink unit, part tiled walls and a frost double glazed window to the side elevation.

### Rear Garden

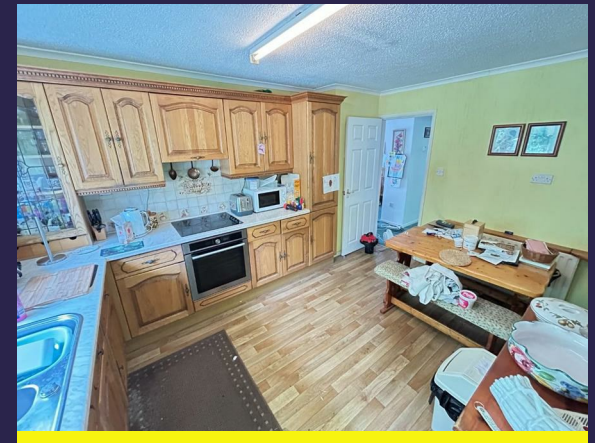
A great sized rear garden which would be great for hosting family events once it has been modernized. The property could be extended to the rear (STPP).

### Garage

Space for storage.

### Off Road Parking

Off road parking for multiple vehicles.







Floorplan

Ground Floor



Total area: approx. 98.2 sq. metres (1057.3 sq. feet)

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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