



16 Twycross Walk

Warwick **CV34 5JR**

Guide Price £310,000

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We are proud to present this lovely three bedroom semi-detached family home with a garage in an enviable position directly onto Woodloes Park, Warwick. The property benefits from an entrance hall, a good sized living room / dining room, kitchen, lovely rear garden and garage with off-street parking. There are three bedrooms and a family bathroom located on the first floor.

The property is fully double glazed and is currently heated via gas central heating. Call us today for more information or to book in an internal viewing.

LOCATION

The Woodloes estate would have been built in the 1970's and this property is situated in a great location and is close to local shops, a junior / primary school and Warwick Hospital. Warwick is a most attractive market town, convenient for access to many Midland centres and with excellent communications to the north and south by way of the motorway system. Junction 15 of the M40 is at Longbridge Island, two miles to the south of the town centre. Rail services are available at Warwick and Leamington Spa stations. The town has a wealth of amenities, including specialist shopping, restaurants and wine bars. Excellent educational facilities are available in both the private and public sector. Warwick Boys School and the Kings High School for Girls are close to the town centre.

Royal Leamington Spa is two

miles away with more comprehensive shopping in The Parade and The Royal Priors and further good quality schools, Arnold Lodge and Kingsley School being well regarded.

ENTRANCE HALLWAY

Having a cupboard with the meters and a door leading straight in to the;

LOUNGE / DINING ROOM

7.05m x 5.80m (23'1" x 19'0")
A great sized lounge area which in brief has a double glazed window to the front and rear elevation, two gas central heating radiators, stairs leading to the first floor and having space for lounge / dining room furniture.

KITCHEN

2.85m x 2.50m (9'4" x 8'2")
Having work top surfaces, cupboards for storage, part tiled walls, tiled flooring, built-in electric hob with an extractor

fan above, gas central heating radiator, sink unit, double glazed window overlooking the rear garden and a door leading out to the rear garden. Also having space for white goods.

FIRST FLOOR LANDING

Having doors to adjacent rooms, loft access and a double glazed window to the side elevation.

MASTER BEDROOM

3.50m x 3.37m (11'5" x 11'0")
Having space for bedroom furniture, gas central heating radiator and a double glazed window to the rear.

BEDROOM TWO

3.58m x 2.29m (11'8" x 7'6")
Having space for bedroom furniture, gas central heating radiator and a double glazed window to the front elevation which overlooks the park.

BEDROOM THREE

2.28m x 2.18m (7'5" x 7'1")
Having space for bedroom

Features

Garage
Great Location
Close to Historic Warwick Town
Three Bedrooms
Potential To Extend To The Rear (STPP)
Park Views
Lounge / Diner
Off Road Parking

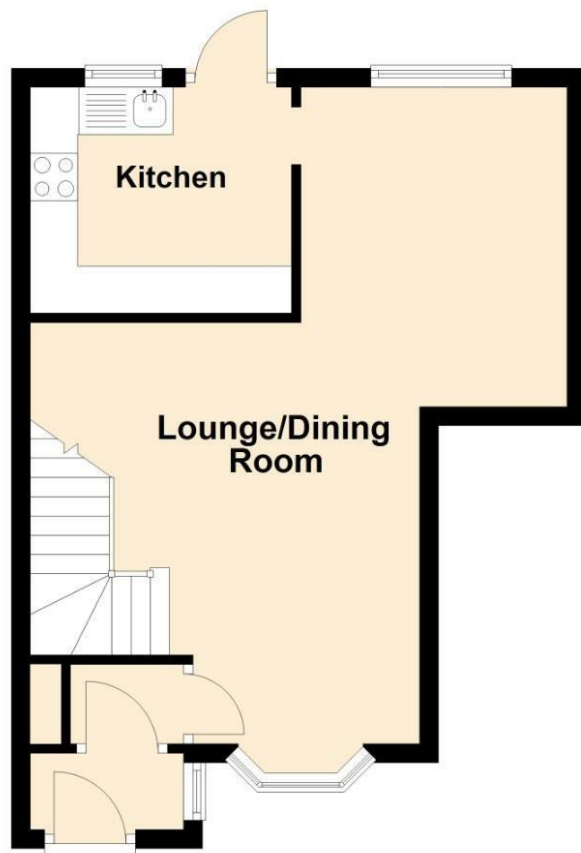




Floorplan

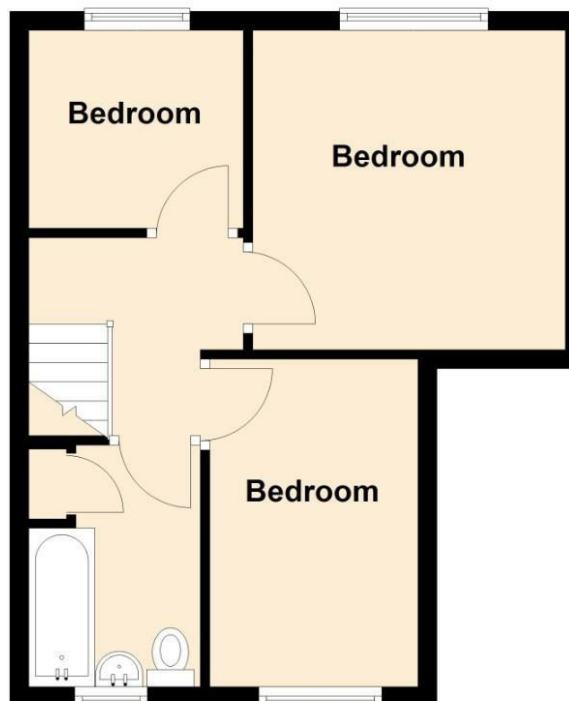
Ground Floor

Approx. 36.1 sq. metres (388.9 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.0 sq. feet)



Total area: approx. 70.8 sq. metres (761.9 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

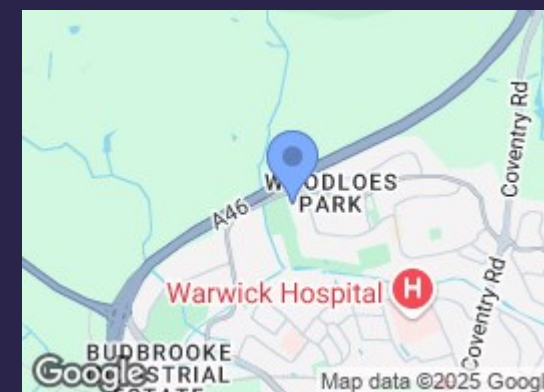
Specifically excluded unless mentioned in these sales particulars.

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.

Council Tax

Band C - 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	71	78
EU Directive 2002/91/EC		

Contact us

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