

Peter Clarke



174 Millbank, Warwick, CV34 5TJ

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Floor Plan

Floor area 158.3 m² (1,704 sq.ft.)

TOTAL: 158.3 m² (1,704 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



- Large Detached Bungalow
- Three Generous Bedrooms
- Refitted Family Bathroom & Modern Shower Room
- Dual Aspect Living Room
- Refitted Kitchen Dining Room
- Utility & Guest W.C
- Reception Hall with Vaulted Ceiling
- Lawned Gardens To Four Sides
- Driveway Parking & Double Garage
- EPC Rating D



Price Guide £550,000

A spacious, conveniently located and recently refitted, detached bungalow situated on a fantastic plot measuring 0.16 Acre. This adaptable and modern family property is situated equidistant to both Warwick and Leamington town centres and having delightful interior accommodation comprising large reception hall with part vaulted ceiling, dual aspect living room, refitted kitchen dining room, utility room, guest W.C, three generous bedrooms, a refitted family bathroom with shower and a modern family shower room. Outside the property boasts lawned gardens to all four sides, a driveway for two cars and an integral double garage. NO FORWARD CHAIN.

Reception Hall

A large and welcoming entrance hall with part vaulted ceiling and two Velux roof lights which gives way to the living room, kitchen dining room all bedrooms, the refitted family bathroom and further family shower room

Living Room

A large and bright reception room benefitting from double glazed windows to front and side elevations with a centrally mounted feature fireplace with log burning stove and Oak flooring.

Kitchen Dining Room

This beautifully appointed and recently refitted kitchen dining room comprises a range of light grey front wall and base mounted units with contrasting work surfaces over and has an inset sink and drainer with integrated appliance including fan assisted electric oven, counter top mounted hob with an over head extractor and a full size built in dishwasher. In addition there is ample room for dining furniture as well as a useful breakfast bar area and the room benefits from a large double glazed window to the side elevation with further double glazed French doors open onto the rear dining terrace and lawned garden. In addition an internal door leads through to the utility room, guest W.C rear lobby and garage.

Utility

having under counter space for both washing machine and tumble dryer, a c=double glazed window looking out to the rear garden and internal doors leading to the guest W.C, garage and rear lobby.

Guest W.C

Featuring a white suite comprising low level W.C and wall mounted wash hand basin with an obscured and double glazed window.

Rear Lobby

The generous rear lobby provides ample space for seating and has a double glazed rear door leading out to the driveway and side garden.

Bedroom One

A large double bedroom with rear facing double glazed window over looking the rear garden.

Family Bathroom

A recently refitted and beautifully presented family bathroom comprising a white suite with large paneled bath, pedestal wash hand basin and low level W.C, in addition there is an oversized shower cubicle with sliding glass screen and mains fed shower. The picture is completed with ceramic tiling to all splash backs and an obscured and double glazed window.







Bedroom Two

Another generous double bedroom, this time having a front facing double glazed window and featuring solid wood Parquet flooring.

Family Shower Room

This modern shower room comprises a white suite with low level W.C, vanity unit mounted wash hand basin with under counter storage and an enclosed shower cubicle with sliding glass screen and mains fed shower.

Bedroom Three

The third bedroom is capable of accommodating a double bed and has a rear facing double glazed window.

Outside

To The Front

The property boasts a large lawned foregarden with recently laid footpath and offers scope for further driveway parking subject to permission.

To The Side

The property offers lawned gardens to both sides with a driveway offering off road parking for two cars, but providing ample room to expand and create further parking if required. This leads up to the attached and integrated double garage.

Double Garage

Accessed from the driveway via an aluminium up and over garage door and benefitting from both power and lighting with useful and recently installed split timber doors opening into the rear garden.

To The Rear

To the rear of the property, accessed directly from the dining kitchen is a lawned garden with split level dining terrace, pergola and well stocked borders and beds. Further to this the rear garden is also accessible from the attached double garage via a pair of split timber rear access doors and via a covered and lockable side access path.

General Information

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.



SERVICES: We have been advised by the vendor that mains water, gas, electric and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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