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3, Malham Road, Woodloes Park, Warwick

Price Guide
£255,000



This mature three-bedroom house is located in the popular Woodloes Park development. The well-appointed accommodation briefly affords: Entrance lobby and cloakroom, entrance hall, spacious lounge/dining room, kitchen, three bedrooms, shower room, double glazing, driveway and garage and a low maintenance rear garden. No upward chain. Energy rating D.

Location

Woodloes Park is a popular development within easy reach of the excellent local amenities, which include a parade of shops, a supermarket, a primary school, a doctors' surgery, a public house, and a regular bus service. The historic county town centre is within approximately a mile and quick access is offered to the A46, junction 15 of the M40 motorway, plus Warwick and Parkway rail stations all providing fast commuter links.

Approach

Through uPVC double glazed entrance door into:

Entrance Lobby

Wood effect floor, built-in Cloaks/Storage Cupboard. Doors to:

Cloakroom

Low flush WC, wash hand basin, wall-mounted storage heater, extractor fan and matching floor.

Reception Hall

Wall mounted Creda storage heater, ceiling light point, part glazed door to Kitchen, door to Living Room.

Lounge/Dining Room

18'2" x 16'6" max narrowing to 11'7" (5.54m x 5.05m max narrowing to 3.55m)

Two Creda storage heaters, a focal point fireplace with an inset electric fire, a double-glazed picture window to the rear and a double-glazed casement door provides access to the rear garden.

Kitchen Area

10'4" x 7'9" (3.15m x 2.38m)

Having a range of wood-fronted base and eye-level units, complementary worktops and tiled splashbacks. Enamel sink unit with mixer tap, built-in electric oven and hob with a concealed extractor unit over, space and plumbing for a washing machine, integrated fridge and separate freezer, double glazed window to the front aspect.

First Floor Landing

Access to roof space, built in Airing Cupboard housing the Elson Economy 7 hot water cylinder.

Bedroom One

13'3" x 8'8" (4.04m x 2.66m)

Wall-mounted Creda storage heater, built-in single-door wardrobe providing hanging rail and storage space and a double-glazed window to the rear aspect.



Bedroom Two

10'9" x 10'10" (3.30m x 3.31m)

Wall-mounted Creda storage heater, built-in single-door wardrobe and a double-glazed window to the front aspect.

Bedroom Three

9'3" x 7'7" (2.82m x 2.32m)

Creda storage heater and a double glazed window to the rear aspect.

Shower Room

White suite comprising WC, vanity wash hand basin with storage cupboards below, wide tiled shower enclosure with Mira shower system and glazed shower screen: fully tiled walls, Creda storage heater, tile effect floor and a double glazed window.

Outside

Drive to the front leading to the garage. A pathway leads to the entrance door.

Garage

Having an up & over door.

Rear Garaden

Designed for ease of maintenance, laid to pave with mature stocked borders. Enclosed on all sides with a gated rear pedestrian access.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services except gas are understood to be connected to the property including gas. NB We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own inquiries.

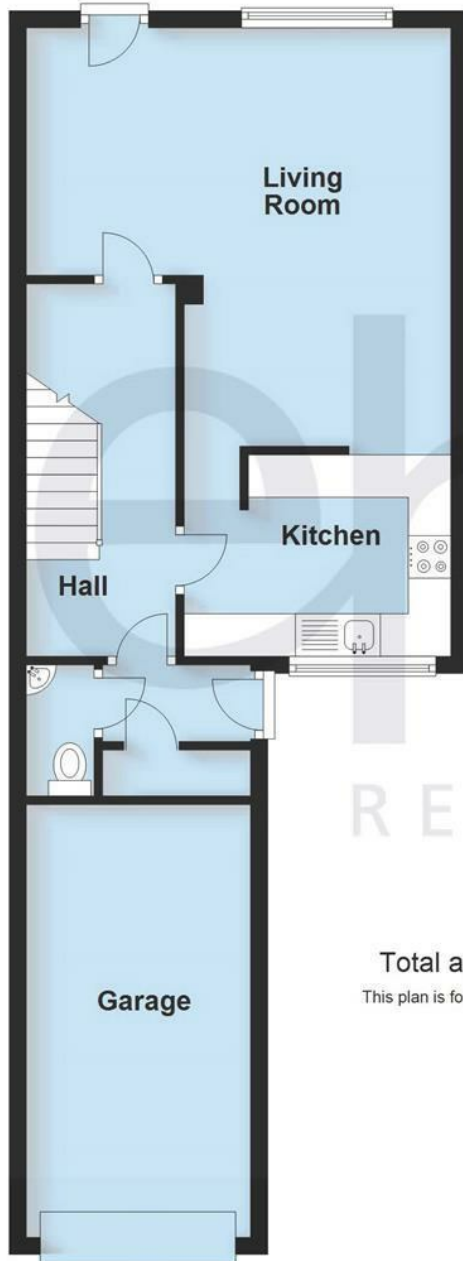
Council Tax

The property is in Council Tax Band "C" - Warwick District Council

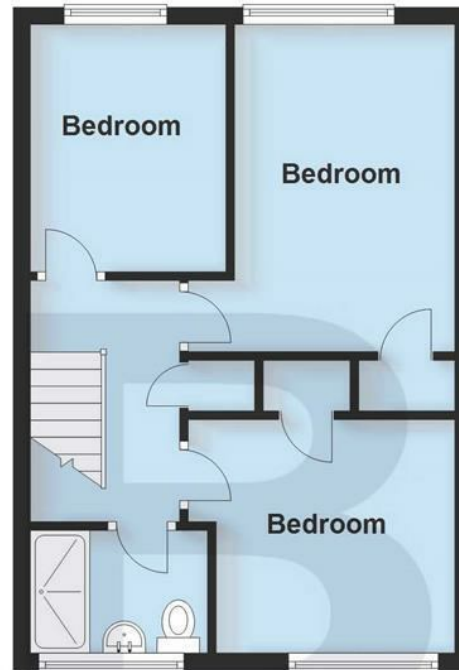
Postcode

CV34 5XY

Ground Floor
Approx. 54.7 sq. metres (588.4 sq. feet)



First Floor
Approx. 36.9 sq. metres (397.3 sq. feet)



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Total area: approx. 91.6 sq. metres (985.7 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN

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