



## 17, Noble Close, Warwick, CV34 6BL

This two-bedroom, semi-detached bungalow is quietly situated within this highly sought-after cul-de-sac just off Stratford Road and is within easy reach of the historic county town centre amenities. The accommodation, in brief, affords an 'L' shaped entrance & inner hall, a spacious living room, a fitted kitchen, a shower room, an ample driveway, a single garage, and an established rear garden. This property is offered with no onward chain, early viewing is strongly recommended. Energy rating D.

**Price Guide**  
**£299,000**



## 17, Noble Close, Warwick, CV34 6BL

### Location

Noble Close is a highly sought-after cul-de-sac positioned just off Stratford Road and is within easy reach of the historic county town centre amenities.

### Approach

Through a double-glazed entrance door to:

#### "L" Shaped Entrance & Inner Hall

Radiator, coir mat, wall-mounted Honeywell digital thermostat control panel, built-in Storage Cupboard housing the Glow-worm combination gas fired boiler with slatted shelving, and access to roof space. Doors to:

### Sitting Room

17'11" x 10'11" (5.47m x 3.33m)

Focal point fireplace with inset electric fire, wiring for wall light points, radiator and a double-glazed bow to the window to front aspect with fitted blinds.

### Fitted Kitchen

9'8" x 8'11" (2.95m x 2.73m)

Range of white gloss fronted units, complementary worktops with inset stainless steel sink unit with mixer tap and tiled splashbacks. Integrated four-ring gas hob with extractor unit above, built-in electric oven with storage cupboards above and below. Space and plumbing for washing machine, space for further appliances, radiator and a double-glazed window to the front aspect with fitted blinds.

### Bedroom One

13'0" x 10'11" into wardrobes (3.98m x 3.34m into wardrobes)

Range of built-in wardrobes providing ample hanging rail and storage space, radiator and a double-glazed window to the rear aspect overlooking the garden.



### Bedroom Two

9'8" x 9'0" (2.95m x 2.75m)

Radiator, full height double glazed window to rear aspect and double glazed casement door to rear aspect and garden.

### Bathroom

7'5" x 5'6" (2.28m x 1.70m)

White suite comprising pedestal wash hand basin, WC, a fully tiled shower enclosed with fitted Bristan shower system, glazed sliding door, radiator and a double glazed window.

### Foregarden

Open plan lawned fore garden with block paved driveway providing ample off-road parking and access to:

### Rear Garden

Full-width block paved patio area with pathway to a lawned garden with stocked borders housing a variety of plants. Outside tap, Garden Store, fencing to all sides, side pedestrian access.

### Single Garage

14'11" x 7'5" (4.57m x 2.27m)

Up and over door, power and light.

### Tenure

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

### Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central 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 6BL

# Ground Floor

Approx. 60.1 sq. metres (646.8 sq. feet)



Total area: approx. 60.1 sq. metres (646.8 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(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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