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RESIDENTIAL

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19, Townesend Close, Woodloes Park, Warwick

Price Guide
£365,000



This well-appointed, three-bedroom link detached family house is pleasantly situated near the head of the cul-de-sac, close to an area of green and the Grand Union Canal. The accommodation, in brief, affords the Entrance hall, living room, spacious dining kitchen, bathroom, gas heating, double glazing, long driveway, single garage and front and rear gardens. Energy rating D No upward chain.

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 a double-glazed entrance door into the :

Entrance Hall

Having stairs to the first floor and doors to :

Living Room

15'10" x 10'11" (4.85m x 3.33m)

Having radiator, two ceiling lights points, double glazed bow window to the front aspect and a further double glazed window also to the front aspect.

Dining/Kitchen

15'10" x 10'11" (4.83m x 3.33m)

Dining Area

Having a parquet wood finish floor, and double french doors providing access to the rear garden.

Kitchen Area

Having a range of modern base and eye level units, with complementary worktops, inset single drainer sink unit with mixer tap, and built in electric oven and four ring gas hob with extractor unit over. There is space for an upright fridge freezer, washing machine and dishwasher, radiator and double glazed window to the rear aspect. and opening to an understairs pantry with shelving, ceiling light point, with hanging and coat rail space.

FIRST FLOOR

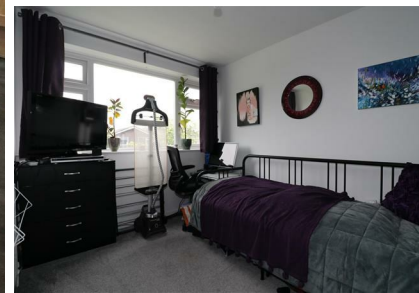
Landing

Having radiator, access to the roof space, downlights, built in airing cupboard and doors to :

Bedroom One

10'11" x 8'7" (3.35m x 2.62m)

Having hanging rail and shelving space, radiator and double glazed window to the rear aspect.



Bedroom Two

11'1" x 8'2" (3.40m x 2.51m)

Having open fronted hanging rail and shelving, radiator, and double glazed window to the front aspect.

Bedroom Three

8'0" x 7'6" (2.44m x 2.29m)

Having wood effect floor, radiator and double glazed window to the front aspect.

Bathroom

Having a white suite with w.c., wall hung wash hand basin, bath with side taps, and Triton shower system over, radiator, downlights, and double glazed window to the rear aspect.

OUTSIDE

The property is set back behind a long fore garden with is mainly laid to lawn with a driveway providing good off-road parking and allowing access to the:

Single Garage

Having up-and-over doors to both the front and rear, power, light, and the garage also houses the combination gas-fired boiler.

Rear Garden

Having a paved patio with lawn and well stocked borders, and tool shed.

TENURE

We understand the property 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 heating, domestic hot water system, kitchen appliances, or other services. While believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their enquiries.

COUNCIL TAX

The property is in Council Tax Band 'D' - Warwick District Council

POST CODE

CV34 5TT

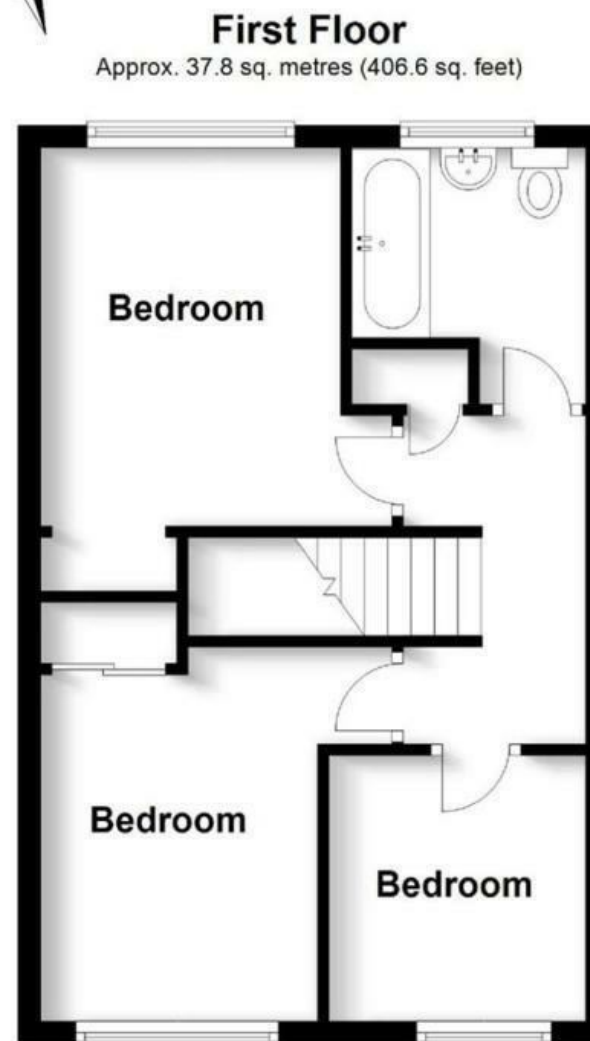
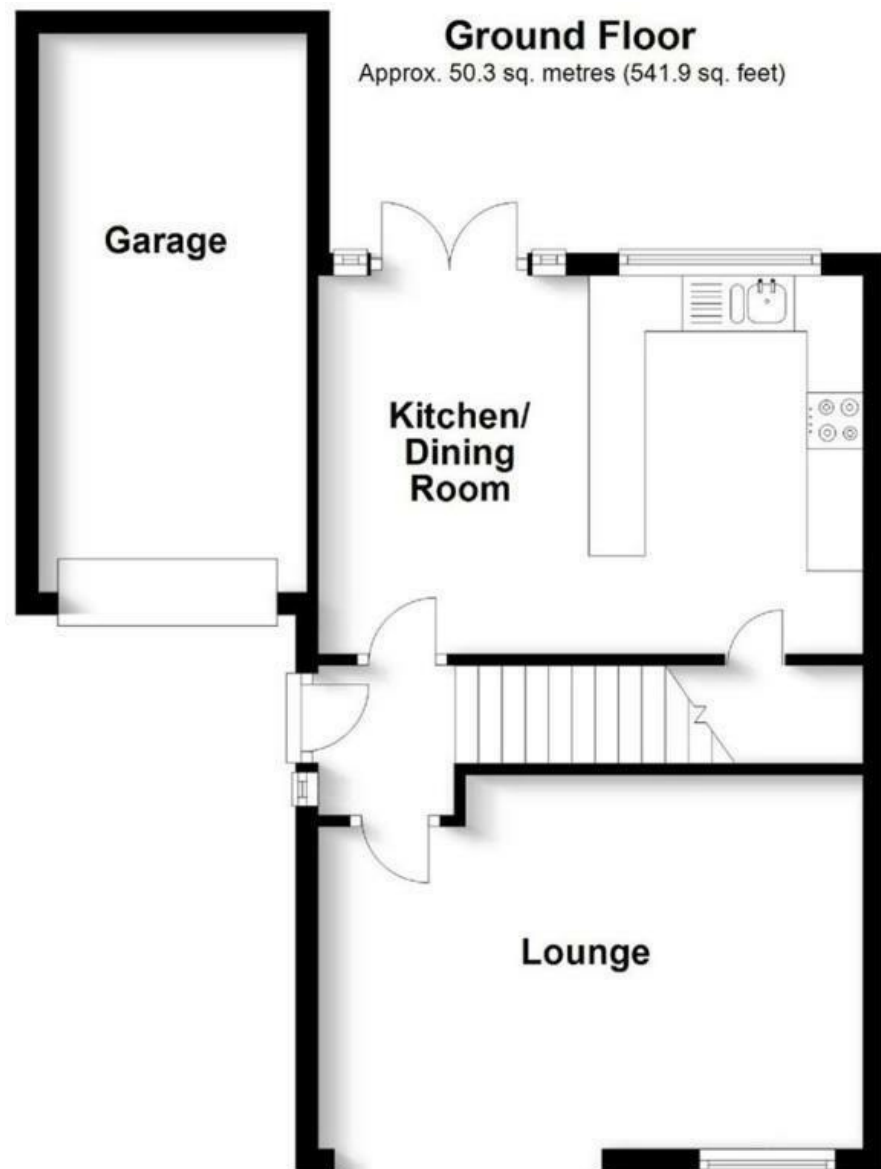
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



Total area: approx. 88.1 sq. metres (948.5 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact