



## 1, Wavytree Close, Warwick, CV34 4UA

This one-bedroom house is located within a small popular development close to the town centre and Warwick racecourse. The accommodation comprises:- "L" shaped living room, fitted kitchen, double bedroom and a bathroom, gas heating, and double glazing. To the outside are open-plan front/side gardens and a closeby allocated parking space. NO UPWARD CHAIN Energy rating C.

**Asking Price**  
**£195,000**



## 1, Wavytree Close, Warwick, CV34 4UA

### Location

Wavytree Close is within walking distance of Warwick town centre and Warwick Racecourse and has excellent local amenities close by, including Sainsbury's supermarket.

### Approach

Through a double-glazed entrance door with a double-glazed window to the front aspect.

### "L" Shaped Living Room

10'10" x 11'4" (3.31m x 3.46m)

Two radiators, double glazed window to side aspect, staircase rising to First Floor Landing and opening to:

### Fitted Kitchen

7'7" x 5'10" (2.32m x 1.79m)

Range of base and eye-level units. Worktops with single drainer sink unit with mixer tap and tiled splashbacks. Gas hob and electric oven with an illuminated extractor unit over, space and plumbing for washing machine, space for fridge, wall mounted gas fired boiler and a double glazed window.

### First Floor Landing

Having a built-in airing Cupboard and doors to:



### Double Bedroom

12'9" x 10'2" (3.9m x 3.1m)

Radiator, one large wardrobe/storage cupboard and a double glazed window.

### Bathroom

6'1" x 6'2" (1.86m x 1.88m)

White suite comprising bath with electric shower over, shower rail, pedestal wash hand basin with tiled splashbacks, WC. tiled walls to half height, a radiator and a double-glazed window.

### Outside & Parking

One allocated car parking space. small established open-plan fore-garden and an outside cupboard.

### Tenure

The property is understood to be freehold, with vacant possession, although this must be verified through your solicitors.

### Services

All main services are understood to be connected. 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 warranties in these respects. Interested parties are invited to make their own inquiries.

### Council Tax

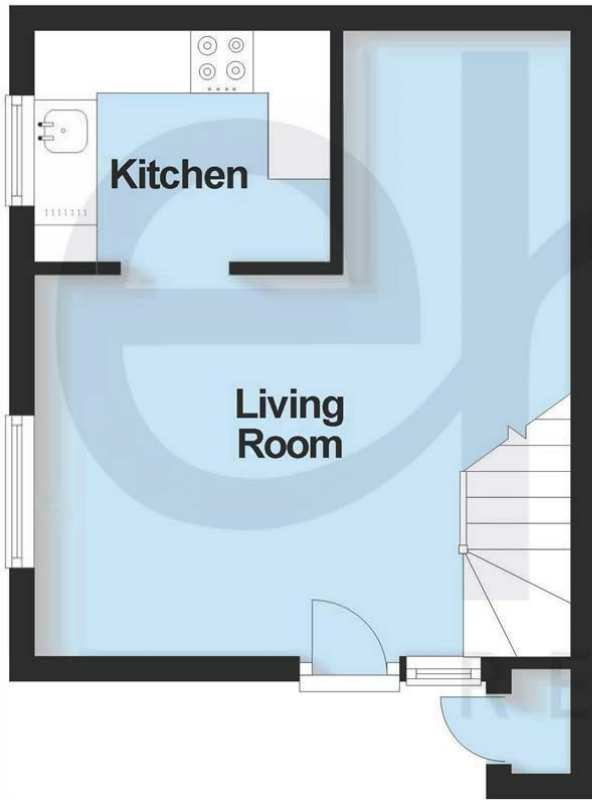
The property is in Council Tax Band "B" - Warwick District Council

### Postcode

CV34 4UA

## Ground Floor

Approx. 21.9 sq. metres (235.7 sq. feet)



## First Floor

Approx. 21.5 sq. metres (230.9 sq. feet)



**Total area: approx. 43.3 sq. metres (466.6 sq. feet)**

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		73	
(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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