





This versatile two/three bedroom bungalow is located in a cul-de-sac setting on the popular Woodloes Park residential development. The accommodation briefly affords an open reception area with access to a spacious, modern dining kitchen, living room, inner hall leading to two bedrooms and the bathroom. Located off the kitchen is a further reception room/bedroom, with access to the courtyard rear garden. To the front, there is a blocked paved driveway and a part-lawned front garden with a pathway leading to the entrance door. 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 a solid entrance door into:

Reception Area

With radiator, Velux double-glazed roof light, and built-in Storage Cupboard. Opening to:

Spacious Dining Kitchen

16'0" x 15'2" (4.88m x 4.63m)
Attractive range of matching base and eye level units, complementary worktops and tiled splashbacks with inset

single drainer sink unit with mixer tap. Five-ring gas hob with extractor unit over, Siemens electric oven & grill, with storage cupboard above and below. Pull out the larder unit, integrated fridge/freezer, slim-line dishwasher, space, plumbing for the washing machine, and a tumble dryer. Vertical radiator, wood effect floor. Doors to:

Living Room

16'0" x 10'5" (4.89m x 3.18m)
Radiator, double-glazed bay window to the front aspect, natural wood skirting. Door to:

Inner Hall

Built-in Storage Cupboard, access to roof space. Doors to:

Bedroom

9'10" x 9'10" (3.01m x 3.00m)
Radiator and a double-glazed window.



Bedroom

9'3" x 7'1" (2.82m x 2.16m)

Wood effect floor, radiator, Storage Cupboard housing the Ariston combination gas-fired boiler and a double-glazed window.

Bathroom

White suite comprising bath with mixer tap and shower attachment with glazed shower screen. Wash basin with storage cupboard below, WC with a concealed push button cistern. Fully tiled walls, tiled floor, extractor fan, chrome heated towel rail and a high-level roof light.

From the Kitchen a door leads to:

Bedroom/Reception room

15'7" x 6'11" widening to 7'2" (4.75m x 2.11m widening to 2.20m)

Wood effect floor, radiator, double glazed roof light and double glazed French doors provide access to the courtyard garden.

Courtyard Garden

Hard landscaped and designed for ease of maintenance, laid to block paving, raised decked area, enclosed on all sides.

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 5TX

Ground Floor

Approx. 73.7 sq. metres (793.8 sq. feet)



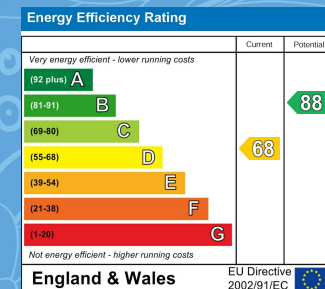
Total area: approx. 73.7 sq. metres (793.8 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact

Your Property - Our Business

- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

☎ 01926 499540 🌐 ehbresidential.com



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

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.