

ehB
RESIDENTIAL

Your Property - Our Business



12, Drayton Court, Woodloes Park, Warwick

Price Guide
£372,500



Location

Woodloes Park is a popular residential area with easy access to local amenities. These include a range of shops, a supermarket, a primary school, a doctors' surgery, a pub, and a regular bus service. The historic county town centre is about one mile away, and there is quick access to the A46, junction 15 of the M40 motorway, as well as Warwick and Parkway rail stations, providing fast commuter links.

Approach

Through a double-glazed entrance door into:

Entrance Hall

Wood effect floor, radiator, stairs to the first floor, double glazed window to side aspect, door to Lounge.

Living Room

16'2" x 14'3" (4.94m x 4.35m)
TV aerial point, double-glazed splay bay window to front aspect and door to:

Dining Kitchen

15'10" x 10'7" (4.83m x 3.25m)
Range of white gloss fronted base and eye level units, complementary worktops and upturns, inset ceramic sink with mixer tap and rinse bowl. Built-in electric oven and four-ring gas hob with extractor unit over. Space and plumbing for washing machine, integrated dishwasher, under-stairs storage cupboard, tiled floor, radiator, solid door to the Garage and a double glazed window to rear aspect.

First Floor Landing

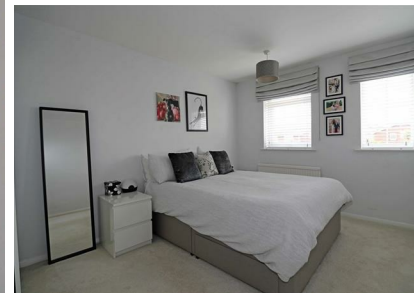
Access to roof space, built-in Airing Cupboard housing the lagged hot water cylinder. Doors to:

Bedroom One

13'4" x 9'4" (4.066m x 2.85m)
Radiator and two double glazed windows to the front aspect

Bedroom Two

11'10" x 9'3" (3.63m x 2.82m)
Radiator and a double-glazed window to the rear aspect, overlooking the gardens and open countryside beyond.



Bedroom Three

10'5" x 6'4" (3.19m x 1.94m)

Radiator, raised bulkhead and a double-glazed window to the front aspect.

Modern Bathroom

Modern white suite comprising bath with mixer tap and shower system over, with a glazed shower screen. Pedestal wash hand basin, WC, complementary tiled splashbacks, heated towel rail and a double-glazed window.

Outside

To the front, there is a block-paved driveway that provides good off-road parking.

Garage

12'11" x 8'2" (3.96m x 2.49m)

Having an up-and-over door, power, and light, a sliding door to a WC, which houses the Worcester gas-fired boiler. A casement door provides access to the rear garden.

Rear Garden

Having a paved patio area, and well-tended lawned gardens with mature stocked borders housing a variety of specimen plants and shrubs.

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 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

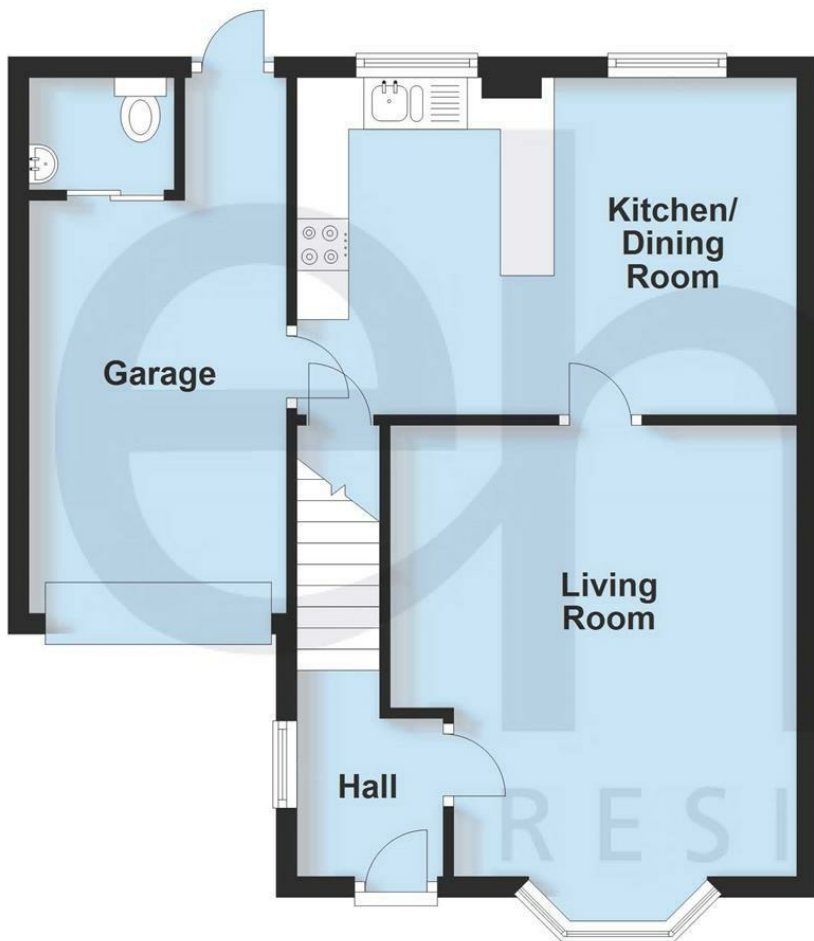
The property is in Council Tax Band "D" - Warwick District Council

Postcode

CV34 5RG

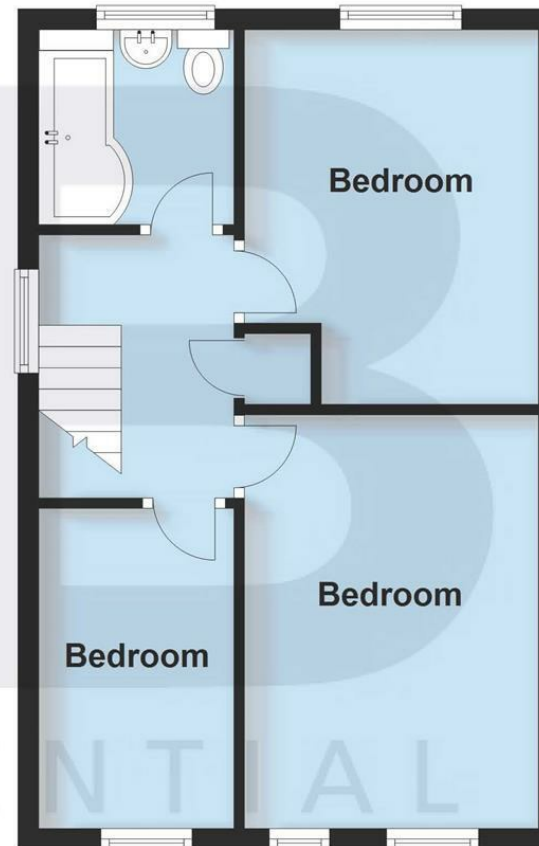
Ground Floor

Approx. 50.9 sq. metres (547.9 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.4 sq. feet)



Total area: approx. 88.2 sq. metres (949.2 sq. feet)

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

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- Land and New Homes Agents

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17-19 Jury St,
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CV34 4EL

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		66	
(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