





This versatile bungalow is situated in a cul-de-sac setting on the popular Woodloes Park residential development. The accommodation briefly affords an entrance lobby, living room, fitted kitchen, cloaks/shower, and inner hall with access to the small enclosed garden. There are two/three bedrooms and a central shower/bathroom. To the front is a paved driveway and an enclosed lawned front garden. NO UPWARD CHAIN. 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 double-glazed entrance door into:

#### Entrance Lobby

Downlighters, hat and coat rail space. Door to:

#### Living Room

15'9" x 10'4" (4.81m x 3.15m)

Media wall with a recess for a wall-mounted TV and a wide designer electric fire beneath, wall light points and a double-glazed window to the front aspect. Door to:

#### Breakfast Kitchen

14'7" x 9'11" max (4.47m x 3.03m max)

Range of matching base and eye level units, worktops with inset sink unit. Flavel Range style dual fuel cooker with five burner gas hob and extractor unit over. Wood effect floor, downlighters, tall storage cupboard housing the Worcester gas-fired boiler, radiator. Built-in full-height double-door storage cupboard, double-glazed casement door to the front aspect. Door to:

#### Shower Room

The bathroom has a tiled shower enclosure with a Triton shower system, WC, and a wash basin with a storage cupboard below. The walls are fully tiled, with an extractor fan and a double-glazed window. The bathroom also has a chrome heated towel rail, fully tiled walls, and a double-glazed window.



#### Inner Hall

Built-in shelved double-door storage cupboards, downlighters, and a double casement door to the inner lobby. Doors to:

#### Bedroom

10'9" x 8'9" (3.28m x 2.67m)

Radiator and a double-glazed window to the rear aspect.

#### Main Shower Room

White suite comprising WC, shower enclosure with shower system and glazed shower screen. Wash basin with storage cupboard below, chrome heated towel rail, and full-height cupboards. Door to:

#### Bedroom

9'9" x 9'9" (2.99m x 2.98m)

Radiator and a Velux double-glazed roof light.

#### Inner Lobby

Patio door to courtyard. Doors to:

#### Bedroom

10'4" x 7'2" (3.15m x 2.19m)

Ceiling light point and a double-glazed window overlooking the courtyard.

#### Outside

There is a paved driveway to the front, providing off-road parking.

#### Rear Garden

Low maintenance, 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 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 "B" - Warwick District Council

#### Postcode

CV34 5TX

**Ground Floor**  
Approx. 76.0 sq. metres (817.5 sq. feet)



**Total area: approx. 76.0 sq. metres (817.5 sq. feet)**

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

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

Current rating: **59** (D)  
Potential rating: **75** (C)

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