

## NOBLE CLOSE, WARWICK CV34 6BL



**A FABULOUS OPPORTUNITY TO ACQUIRE A TWO BEDROOM, SEMI-DETACHED BUNGALOW WITHIN WALKING DISTANCE OF WARWICK TOWN CENTRE. OFFERED WITH NO UPWARD CHAIN.**

- No Chain
- Two Bedrooms
  - Kitchen
- Open Plan Sitting Dining Room
  - Shower Room
- West Facing Garden
- Large Driveway and Garage
- Close to Warwick Town Centre
  - Semi Detached

**2 BEDROOMS**

**PRICE GUIDE £280,000**

Well maintained semi-detached bungalow, located within this highly sought after cul-de-sac positioned just off the Stratford Road, and being within easy reach of the amenities in the historic town centre. The property, which is gas centrally heated and double glazing, would benefit from some modernisation and is being offered with no onward chain. Early viewing is strongly recommended.

Property in Brief: Large open plan Sitting/Dining Room, Kitchen, Two Bedrooms, Shower Room, Front and Rear Gardens, Large Driveway and Garage.

Details in full.

### Frontage

To the front of the property there is a paved fore garden with decorative stone border with a central flower bed. A driveway to the side elevation leads to the garage and to the front door.

### Entrance

Accessed via a partially obscure glazed front door to the side elevation, which leads in to the entrance hall. Being "L" shaped and has a light point to ceiling as well as access in to the loft void. Carpeted to floor, gas central heating radiator and an airing cupboard.

### Kitchen 8'11" x 9'7" (2.720m x 2.939m)

The kitchen has a range of wall and base units, space for under counter fridge, space and plumbing for washing machine, space for tumble dryer and space for free standing oven. Tiled upstand and splash back behind oven position. Double glazed window to front elevation, stainless steel sink with matching drainer, radiator and tiled to floor.

### Open Plan Sitting Dining Room 11'0" x 18'1" (3.366m x 5.512m)

Large double glazed window to front elevation, light point to ceiling, carpet to floor, electric fire with stone effect hearth and surround with mantle piece over and a gas central heating radiator,

### Shower Room 5'7" x 7'7" (1.709m x 2.325m)

Fitted with a blush coloured wash hand basin and low level WC, walk in shower cubicle with a Mira electric shower, obscure glazed double glazed window to side elevation, tiled floor, gas central heating radiator and a light point to ceiling.

### Bedroom One 11'0" x 13'0" (3.353m x 3.965m)

Being carpeted to floor and having a light point to ceiling, double glazed window to rear elevation overlooking the garden with gas central heating radiator below.

### Bedroom Two 9'7" x 9'9" (2.934m x 2.980m)

Having wood effect laminate flooring, light point to ceiling, gas central heating radiator and benefitting from a large built in wardrobe and double glazed, double French doors which lead out in to the garden.

### Outside

To the rear of the property is a fully enclosed rear garden which has access out on to the driveway to side elevation. Boasting a paved patio area with an area of lawn which is boarded by a paved pathway to three sides and mature flower beds.

To the side of the property there is an outside tap and and lighting.

### Garage 14'11" x 8'2" (4.567m x 2.509m)

The garage is accessed from the front elevation via a metal up and over garage door and benefitting from light and power

### Services

All mains services are believed to be connected.

**Tenure**

We believe the property to be Freehold. The agent has not checked the legal status to verify the Freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

**Council Tax**

We understand the property to be Band C.

**Viewing**

Strictly by appointment through the Agents on 01926 411 480.

**Special Note**

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

**Photographs**

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

**Disclaimer**

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.

**Management Department**

For all enquiries regarding rental of property, or indeed management of rented property, please contact Pauline Carrera-Silva on (01926) 438123

**Survey Department**

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance Valuations, together with Rent Reviews, Lease Renewals, and other professional property advice.

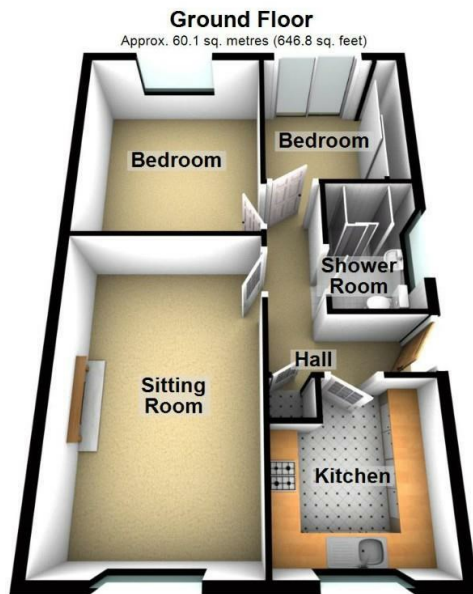
Hawkesford are also able to provide Energy Performance Certificates Telephone (01926) 438124.











Total area: approx. 60.1 sq. metres (646.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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