

BUCKDEN CLOSE, WARWICK CV34 5XG



Set in a quiet spot on The Woodloes we are delighted to bring to the market this two bedroom, semi detached bungalow. Offered with no upward chain and presented in clean and tidy condition, whilst in need of some light modernisation the property is in move in ready condition.

Benefitting from a garage en-bloc, double glazing and a modern gas central heating boiler.

- Semi Detached Bungalow
 - Two Bedrooms
- Good Sized Living Room
 - Fitted Kitchen
 - Modern Shower Room
 - Sun Room
- Outside Space to Front and Rear
 - Garage
 - No Upward Chain
 - EPC - TBC

2 BEDROOMS

PRICE GUIDE £215,000

Welcome to Buckden Close and this delightful, two bedroom semi-detached bungalow. The home is accessed via a lawned fore garden and is tucked away with an attractive outlook to the front elevation overlooking open green space.

The bungalow would make a perfect first, forever or investment property. Whilst in need of some updates this home has been well maintained by the current owner having had replacement carpets and a modernised shower room.

The outside space to the rear is hard landscaped with a summer room. This could either be removed to increase the size of the garden or improved to become a real asset to the property.

Don't miss out on the chance to own this lovely bungalow in Buckden Close. Book a viewing today and envision the potential this bungalow holds for you!

Entrance

Entrance to the property is via a white UPVC double glazed door which opens in to the entrance vestibule. Having hard wearing carpet to floor and exposed brick walls with a light point to ceiling. A wooden door opens up in to the living room.

Living Room 10'2" x 15'7" (3.101m x 4.770m)

Being carpeted to floor and having neutral décor to walls and ceiling, exposed brick chimney breast wall and having a modern electric fire fitted. White UPVC double glazed, bay style window to front elevation with gas central heating radiator below and there are two light points to ceiling.

White painted door which opens up in to the kitchen.

Kitchen 9'10" x 7'3" (3.016m x 2.211m)

Having tile effect cushioned flooring and neutral décor to walls and ceiling, white UPVC double glazed window to front elevation and a white UPVC double glazed door to side elevation giving access out in to the garden.

The kitchen is fitted with a range of base and wall units in a wood effect frontage, brushed chrome handle and a granite effect melamine work surface. Space and plumbing for washing machine, space for oven and space for full height fridge freezer (all the freestanding white goods in the property are available under separate negotiation) fitted stainless steel sink with matching drainer with chrome hot and cold tap.

Worcester combi boiler and a gas central heating radiator.

Inner Hallway

Accessed off the living room via a white painted door in the inner hallway. Being carpeted to floor and having a continuation of the neutral décor, light point and loft access to ceiling. Useful airing cupboard.

Bedroom One 9'11" x 9'9" (3.043m x 2.984m)

Being carpeted to floor and having neutral décor to walls and ceiling, white UPVC double glazed window to side elevation, gas central heating radiator below and there is a light point to ceiling.

Bedroom Two 6'11" x 9'2" (2.119m x 2.817m)

Being carpeted to floor and having neutral décor to walls and ceiling, white UPVC double glazed window to rear elevation, gas central heating radiator and there is a light point to ceiling.

Shower Room

Having cushioned flooring and walls being to the majority tiled to full height, light point and extractor to ceiling. Fitted with a white heated towel rail, white low level WC, built in basin with chrome hot and cold taps and a large walk in shower with chrome shower controls and attachments.

Outside

As you enter the garden from the kitchen a paved pathway runs the length of the bungalow. To the rear is a large and private patio with wooden shed. From here is the access in to the summer room having paved flooring, dwarf brick walls and then wooden framed glazed panels with a polypropylene roof.

To the front there is a good sized, lawned fore garden.

A single garage is located en-bloc.

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 B.

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 Robert West 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. 52.6 sq. metres (565.8 sq. feet)

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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |

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