

## CONGREVE CLOSE, WARWICK CV34 5RQ



**A three bedroom, semi detached home on the popular Woodloes Park development. Offered with no upward chain.**

- Popular Woodloes Location
  - Semi Detached Home
  - Three Bedrooms
- In Need of Light Modernisation
  - Living Room
  - Kitchen Diner
  - Family Bathroom
- Rear Garden, Garage and Parking
  - No Upward Chain
  - EPC -

**3 BEDROOMS**

**OFFERS OVER £300,000**

Nestled in the charming Congreve Close on Woodloes Park, this semi-detached house presents an excellent opportunity for those seeking a property to make their own. Boasting three bedrooms, this home is ideal for families or individuals looking for extra space. The property features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings in.

One of the standout features of this residence is the attractive views from the side elevation, which enhance the overall appeal of the home. While the property is in need of light modernisation, this offers a blank canvas for prospective buyers to infuse their personal style and preferences, creating a truly bespoke living environment.

Importantly, the property comes with no upward chain, allowing for a smoother and more efficient purchasing process. This is particularly advantageous for those eager to settle into their new home without unnecessary delays.

Ideally situated for Warwick town centre, Warwick and Warwick Parkway train stations and the hospital. The A46 and M40 are easily accessible.

In summary, this semi-detached house in Congreve Close is a promising prospect for anyone looking to invest in a property with potential. With its spacious layout, lovely views, and the opportunity to modernise, it is a must-see for those wanting to create their ideal living space in the Warwick.

### **Entrance**

Entrance to the property is via a white UPVC, double glazed front door which leads in to the porch. Having neutral decor to walls and ceiling, carpeted to floor and a wooden framed, glazed door leading in to the living room.

### **Living Room 14'10" x 12'7" (max) (4.533m x 3.848m (max))**

Having a continuation of the carpet and neutral decor with one feature wallpapered wall, large white UPVC double glazed window to front elevation, gas central heating radiator, with additional tall, modern radiator, two light points to ceiling, feature fireplace and a useful, under stairs storage area. Wooden framed, glazed door leading in to the kitchen diner.

### **Kitchen Diner 14'10" x 9'9" (4.543m x 2.989m)**

To the dining area the carpet to floor continues, in the kitchen the flooring changes to tile, neutral decor to walls and ceiling in both areas. Two white UPVC double glazed windows to rear elevation both overlooking the garden. Gas central heating radiator and there are various light points to ceiling. The kitchen is fitted with a range of base and wall units with a white frontage and melamine work surface, Logic Heat H15 Ideal gas central heating boiler, one and a half bowl sink with matching drainer with chrome hot and cold mixer tap, space for washing machine and space for double oven. A solid door houses a larder style cupboard. Wooden stable door to side elevation leading out in to the garden.

From the living room stairs lead up to the first floor landing. White UPVC double glazed, obscure glazed window to side elevation, carpeted to floor and a continuation of the neutral decor to walls and ceiling. Light point and loft access to ceiling, wooden doors to all rooms, including the airing cupboard which provides storage and houses the lagged hot water tank.

### **Bedroom One 12'11" x 8'9" (3.955m x 2.675m)**

Having a continuation of the neutral decor to walls and ceiling with one feature wallpapered wall, white UPVC double glazed window to front elevation, gas central heating radiator, light point to ceiling and double, louvered doors which houses fitted wardrobe storage.

**Bedroom Two 10'9" x 8'7" (max) (3.280m x 2.620m (max))**

Having a continuation of the neutral decor to walls and ceiling, white UPVC double glazed window to rear elevation, gas central heating radiator below, light point to ceiling

**Bedroom Three 10'3" x 5'11" (3.130m x 1.809m)**

Carpeted to floor and having a continuation of the neutral decor to walls and ceiling, white UPVC double glazed window to front elevation, gas central heating radiator, light point to ceiling, large shelf on the bulk head..

**Bathroom**

Having wooden laminate flooring and with walls being tiled to full height, white UPVC, obscure glazed, double glazed window to rear elevation, light point to ceiling and there is a gas central heating radiator. Fitted with a white low level WC, white basin with chrome hot and cold mixer tap and a white bath with chrome hot and cold taps with electric shower over.

**Outside**

To the rear of the property and accessed from the kitchen diner is the enclosed garden. As you enter there is a covered area which leads down the side of the property with a gate which gives access out to the front. This area is paved which continues to the rear of the property to create a nice sized patio. There is a slightly raised, lawned area, outside tap and a full height gate to side elevation which leads out to the front of the garage and the parking space.

**Garage and Parking 17'8" x 8'11" (approx) (5.398m x 2.719m (approx))**

Being accessible from the garden via a wooden frames, glazed door and from the front of the garage via an electrically operated, roller garage door. There is light and power.

To the front of the garage is a parking space for one vehicle.

**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.













