



Noble Close | Warwick | CV34 6BL

Price guide £310,000



## Noble Close | Warwick | CV34 6BL

This delightful semi-detached bungalow features two inviting bedrooms and two reception rooms, making it an ideal choice for small families, couples, or those seeking single-level living.

The property is further enhanced by a garage and a driveway, providing ample parking space and additional storage options. As well as an attractive and enclosed rear garden.

One of the standout features of this home is its fabulous location. Situated close to the town centre, residents will enjoy easy access to a variety of shops, cafes, and amenities. Additionally, excellent bus routes nearby ensure that commuting and exploring the surrounding areas is both simple and convenient.

With no upward chain, this property presents a seamless opportunity for prospective buyers to move in without delay. Whether you are looking to downsize or seeking a new beginning in a vibrant community, this semi-detached bungalow in Warwick is a wonderful option that should not be missed.



- Semi Detached Bungalow
- Two Bedrooms
- Large Living Room
- Conservatory
- Fitted Kitchen
- Shower Room
- Enclosed Rear Garden
- Garage and Long Driveway
- Fabulous Location
- EPC - C



### Entrance

Entrance to the property is via a white UPVC, double glazed, obscure glazed front door which is located on the side elevation. This opens up in to the "L" shaped entrance hall. Wood effect flooring, neutral decor to walls and ceiling, gas central heating radiator, light point and loft access to ceiling and fuse box to high level. Useful storage cupboard with gas central heating radiator.

### Kitchen

9'7" x 8'11"  
Tiled to floor and having a continuation of the neutral decor to walls and ceiling, white UPVC, double glazed window to front elevation and there is a light point to ceiling. The kitchen is fitted with a range of base and wall units with a white frontage, brushed chrome handle and a granite effect melamine worksurface. Integrated electric oven with a four ring ceramic electric hob with an integrated extractor over, stainless steel one and a half bowl sink, washing machine, slim line dishwasher and an under counter fridge. Tall larder cupboard houses a recently fitted combi boiler.

### Living Room

10'11" x 17'11"  
Continuation of the wood effect flooring from the entrance hall as well as the neutral decor to walls and ceiling, white UPVC, double glazed, bay style window to front elevation with gas central heating radiator below and there are four light points to wall.

### Bedroom One

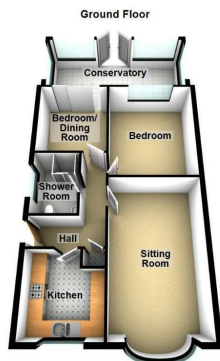
13'0" x 11'0"  
Continuation of the flooring and neutral decor, white UPVC double glazed window to rear elevation, gas central heating radiator below and there is a light point to ceiling.

### Bedroom Two

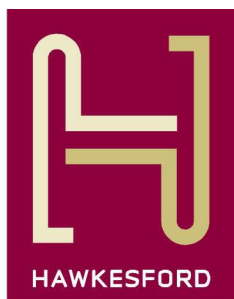
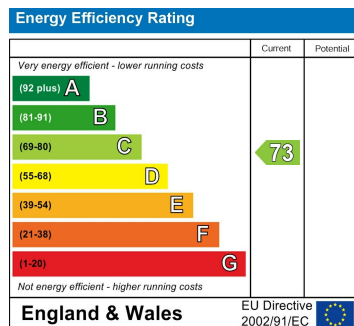
9'0" x 9'8"  
Carpet to floor and with a continuation of the neutral decor to walls and ceiling, white UPVC, double glazed, sliding door to rear elevation giving access out in to the conservatory, gas central heating radiator and there is a light point to ceiling.

### Shower Room

Tiled to floor and to full height to walls in the walk in shower and half height to the remainder of the room. Obscure glazed, double glazed, UPVC window to side elevation, gas central heating radiator and there is a light point to ceiling. Fitted with a white basin with chrome hot and cold mixer tap with double cupboard below, white low level WC and a walk shower with a Triton electric shower fitted.



Total area: approx. 75.1 sq. metres (808.1 sq. feet)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

## Conservatory

17'8" x 7'1"

Tiled to floor, white uPVC, double glazed panels and opening windows to walls and a polypropylene roof, double glazed, UPVC, double French doors to rear elevation which give access out in to the garden. Light point to wall and gas central heating radiator.

## Outside

To the rear of the property is an enclosed garden which is to the majority laid to lawn with well stocked and mature beds. A full hight gate to side elevation takes you out to the long, tarmac driveway and the single garage. At the front of the property is a lawned fore garden with well stocked and mature beds.

## Services

All mains services are believed to be connected.

## Council Tax

We understand the property to be Band C.

## Viewing

Strictly by appointment through the Agents on 01926 411 480.

## 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.

## 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.