



**Connells**

Newsholme Close  
Warwick



### Property Description

This two bedroom bungalow offers a fantastic opportunity to modernise and put your own stamp on your new home. This charming home is located in a quiet and desirable location and is being sold with no onward chain.

The porch invites you into the spacious lounge diner with views of the green space in front of the home. There is a separate kitchen with plenty of storage and countertop space, ideal for food preparation.

There are two light and airy double bedrooms and a modern shower room. The property further benefits from its own garage to the rear and private rear garden.

### The Location

Newsholme Close is situated in the sought after Woodloes location and offers excellent travel links. For national commuters it is only a short drive to the M40 and Warwick Parkway park and ride train line for frequent visitors to London. The property is also just a couple of minutes walk away from the bus stop and has easy access to local shops and amenities including a M&S Simply Food, BP garage and Priory Medical Centre.

Newsholme Close is a 5 minute drive or 20 minute walk into the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

### Inner Hallway

Airing cupboard housing Vaillant boiler. Loft hatch.

### Entrance Hall

Door to lounge.

## Lounge

14' 9" x 13' 8" ( 4.50m x 4.17m )

Window to front, spotlights and carpeted flooring.

## Kitchen

10' 11" x 7' 4" ( 3.33m x 2.24m )

Fitted with a range of wall and base units with work surface over, sink and tiling to splashback, built in oven, gas hob and extractor fan. Space for fridge freezer, spotlights and window and door to rear.

## Bedroom One

10' x 9' 8" ( 3.05m x 2.95m )

Window to rear, carpeted flooring, two wardrobes and overhead storage.

## Bedroom Two

12' 2" x 7' ( 3.71m x 2.13m )

Window front, wardrobes and carpeted flooring.

## Bathroom

Shower, WC, wash hand basin, spotlights, towel rail and tiled walls.

## Loft Space

Part boarded.

## Outside

### Front

Mainly laid to lawn with green views.

### Rear

Mainly laid to lawn with rear views, side, access, outside tap, patio and brick store to rear.

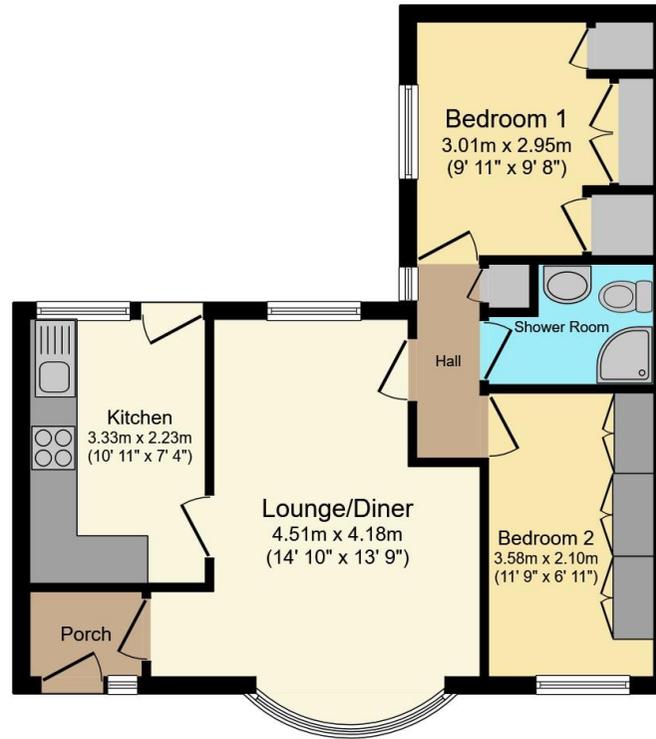
### Garage

Garage to rear and driveway.









Total floor area 48.1 m<sup>2</sup> (517 sq.ft.) approx

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14 High Street  
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EPC Rating: D Council Tax  
Band: C

Tenure: Freehold

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Property Ref: WAR107486 - 0004