



Brese Avenue | Warwick | CV34 5TS

Price guide €240,000



## Brese Avenue | Warwick | CV34 5TS

Located in Brese Avenue, on the Woodloes development, this charming bungalow offers a delightful living experience. With two bedrooms, both with fitted furniture and a comfortable reception room, this property is perfect for those seeking a peaceful yet convenient lifestyle.

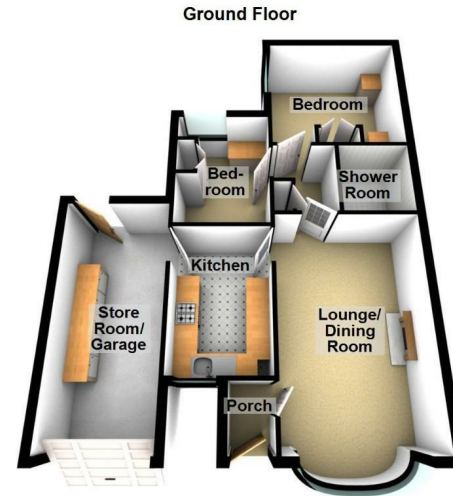
The bungalow is nicely presented, ensuring that you can move in without the need for any immediate renovations. Its inviting atmosphere makes it an ideal home for individuals or small families. The property boasts a well-maintained bathroom, providing all the necessary amenities for modern living.

One of the standout features of this bungalow is its prime location. Within walking distance, you will find a variety of local shops, takeaways, and a GP, making daily errands a breeze. Additionally, the proximity to the hospital and train station enhances the convenience of this property, offering easy access to transport links and essential services.

With no chain involved, this bungalow is ready for you to make it your own. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to enjoy a comfortable and accessible lifestyle in Warwick. Don't miss the chance to view this lovely home, as it is sure to attract considerable interest.



- Nicely Presented Two Bedroom Bungalow
- Living Room with Electric Fire
- Modern Fitted Kitchen with Granite Worksurfaces
- Modern Shower Room
- Garage/Utility Room
- Enclosed Low Maintenance Rear Garden with Wooden Shed
- Driveway Parking
- No Upward Chain



Total area: approx. 59.0 sq. metres (635.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Entrance

Entrance to the property is via a composite front door leading in to a porch, tiled to floor, obscure glazed, double glazed panels and opening window, gas central heating radiator and light point to ceiling. White painted door leads in to the living room.

#### Living Room

4.911m x 3.188m (16'1" x 10'5")

Carpeted to floor and having neutral decor to walls and ceiling, double glazed, bay style window to front elevation with deep window sill to front elevation, two light points to wall, one light point to ceiling, gas central heating radiator and a gas fire. White painted doors lead in to the kitchen and inner hallway.

#### Kitchen

3.063m x 2.149m (10'0" x 7'0")

Tiled to floor with a continuation of the neutral decor to walls and ceiling, double glazed window to front elevation, light point to ceiling, gas central heating radiator. The kitchen is fitted with a range of base and wall units with a black handle and black granite worksurfaces and breakfast bar, integrated appliances of an electric oven, four ring gas hob with extractor over and an undercounter fridge. White ceramic sink with a chrome hot and cold mixer tap. The splash back is tiled in a white subway tile and there is a white double glazed door leading in the garage/utility room.

#### Inner Hallway

Accessed off the living room and having a continuation of the carpet to floor and neutral decor, white painted doors lead in to all rooms including the airing cupboard which houses the Baxi combi boiler. Light point and loft access to ceiling.

#### Bedroom One

2.984m x 2.976m (9'9" x 9'9")

Carpeted to floor and having a continuation of the neutral decor, double glazed window to side elevation, gas central heating radiator below, light point to ceiling. Fitted units of two bedside tables, double wardrobe and blanket storage over bed position. Additional desk with white chair.

#### Bedroom Two

2.161m x 2.794m (7'1" x 9'1")

Carpeted to floor and having a continuation of the neutral decor, double glazed window to rear elevation, gas central heating radiator below, light point to ceiling. Fitted wardrobes, bedside table and blanket storage over bed position, fitted desk and red chair.

#### Shower Room

Having tile effect flooring, walls are tiled to full height, spotlights and extractor to ceiling, gas central heating radiator. Fitted with a white low level WC, white corner shower with chrome shower controls and attachments and a white vanity unit with white basin, chrome hot and cold mixer tap with double cupboard below, frameless mirror above and a shaver point.

#### Garage/Utility Room

5.141m x 2.244m (16'10" x 7'4")

Accessible from the front via an up and over garage door, from the front, side elevation via a glazed door and also from the garden via a double glazed door and an additional double glazed door leading in to the kitchen. Light point to ceiling, is fitted with electric sockets and has space and plumbing for a washing machine. Fitted units to floor and wall with a black granite effect work surface.

#### Garden

Located at the rear of the property is a low maintenance garden with a wooden shed and an outside light

#### To the front

Driveway parking and a lawned fore garden.

#### Services

Please note there is no mains gas connected. We believe all other services are connected.

#### Council Tax

We understand the property to be Band C.

#### Special Note

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

#### 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.

#### Photographs

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

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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.

