







This semi-detached bungalow is quietly situated within this popular residential development. The gas-heated and double-glazed accommodation is entered into a lobby hall, a living room with a bow window to the front, a fitted kitchen, a utility area, and a lean-to providing access to the secluded rear courtyard-style garden. From the inner hall, there are two bedrooms, a well-appointed shower room, and a paved driveway. The energy rating is D.

#### Location

Woodloes Park is a popular development within easy reach of the excellent local amenities, which include a parade of shops, a supermarket, a primary school, a doctors' surgery, a public house, and a regular bus service. The historic county town centre is within

approximately a mile and quick access is offered to the A46, junction 15 of the M40 motorway, plus Warwick and Parkway rail stations all providing fast commuter links.

#### Lobby Hall

Front door with double-glazed fan light. Double-glazed windows to side. Door to;

#### Living Room

15'7" x 10'2" (4.75m x 3.11m)

It features a brick fireplace and painted chimney breast, radiator, oak flooring, central heating thermostat, and double-glazed windows to the front aspect. Doors to:

#### Fitted Kitchen

10'0" x 7'3" (3.07m x 2.21m)

Having a range of matching base and eye-level units, a

complementary granite effect work surface and decorative tiled splashback, a single stainless steel sink unit with chrome mixer tap, a built-in oven/grill with inset gas hob, recessed spotlights, a radiator, double-glazed windows to the front aspect. Glazed door to:

#### Utility Area

6'9" x 6'3" (2.08m x 1.92m)

Space and plumbing for washing machine, radiator. Double-glazed door to carport/covered area. Sliding double-glazed door to:

#### Lean-To Conservatory

7'11" x 6'8" (2.43m x 2.04m)

Wood effect floor, access to mains power and double-glazed double opening doors to the rear patio area.





#### Inner Hall

Pine flooring. Built-in linen cupboard with radiator. Access to loft space housing the Ideal gas-fired combination central heating boiler.

#### Bedroom One

9'10" x 9'7" (3.02m x 2.94m)

A radiator and a double-glazed window.

#### Bedroom Two

7'8" x 9'0" (2.35m x 2.76m)

A radiator and a double-glazed window.

#### Shower Room

Well-appointed with a white suite and fully tiled walls, it has a generous corner quarter-circle shower enclosure with seat, grab rail, Triton T80z shower, and sliding entry

doors. The hand wash basin has storage below. The bathroom has a close-coupled WC, chrome ladder heated towel rail, extractor fan, and ceiling recessed spotlights.

#### Outside

The front of the property is paved for ease of maintenance and provides hard standing for vehicles. Double gates lead to a useful covered carport, ideal for a motorbike, and there is an outside light.

#### Garden

This southerly facing rear garden enjoys a high level of seclusion and is paved with flowers and shrub bed borders, all enclosed by high fencing. Timber garden shed

#### Tenure

The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

#### Services

All mains services are understood to be connected. NB, We have not tested the heating, domestic hot water system, kitchen appliances, or other services and whilst believing them to be in satisfactory working order, we cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

#### Council Tax

The property is in Council Tax Band "C" - Warwick District Council

#### Postcode

CV34 5XR

# Ground Floor

Approx. 55.0 sq. metres (591.9 sq. feet)



Total area: approx. 55.0 sq. metres (591.9 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Your Property - Our Business

- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

Warwick Office  
17-19 Jury St,  
Warwick  
CV34 4EL

01926 499540 • [ehbresidential.com](http://ehbresidential.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>64</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		
England & Wales		EU Directive 2002/91/EC

Also at: Leamington Spa, Somerset House,  
Clarendon Place, Royal Leamington Spa CV32 5QN