



Connells

Woodloes Avenue South
Warwick

Woodloes Avenue South Warwick CV34 5TF

for sale offers over
£290,000



Property Description

This charming home in brief comprises, entrance hall, spacious lounge with doors leading out into the rear garden, a separate kitchen with plenty storage space, two double bedrooms and a family bathroom. This home offers fantastic storage throughout and further benefits from a garage! There is ample parking to the front, with additional parking to the rear.

To the rear of the home is a private and enclosed, rear garden mainly laid to lawn. There is a lovely patio area, perfect for outdoor seating, entertaining or BBQ's in the warmer months.

This detached bungalow is being sold with no onward chain.

The light and airy home 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.

Woodloes Avenue South 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.

Approach

Off road parking for multiple vehicles, side access to entrance and garden to rear.

Lounge

16' 5" x 10' 8" (5.00m x 3.25m)

Generous sized room with french doors to rear, electric fire and surround and carpeted flooring.

Kitchen

10' 2" x 8' 5" (3.10m x 2.57m)

Fitted with a range of base and wall mounted units with work surface over, sink and drainer with mixer tap, electric cooker with hob, space for fridge freezer and washing machine. Window and external door to rear garden.

Bedroom One

12' x 10' 3" (3.66m x 3.12m)

Window to front and carpeted flooring.

Bedroom Two

8' 11" x 8' 6" (2.72m x 2.59m)

Window to front and carpeted flooring.

Bathroom

Shower cubicle, pedestal wash hand basin, W/C, wood style flooring, window to side elevation and access to loft space (not inspected)

Rear Garden

Mainly laid to lawn with a variety of shrubs and plants, paved patio area with path to rear. Fenced boundary.

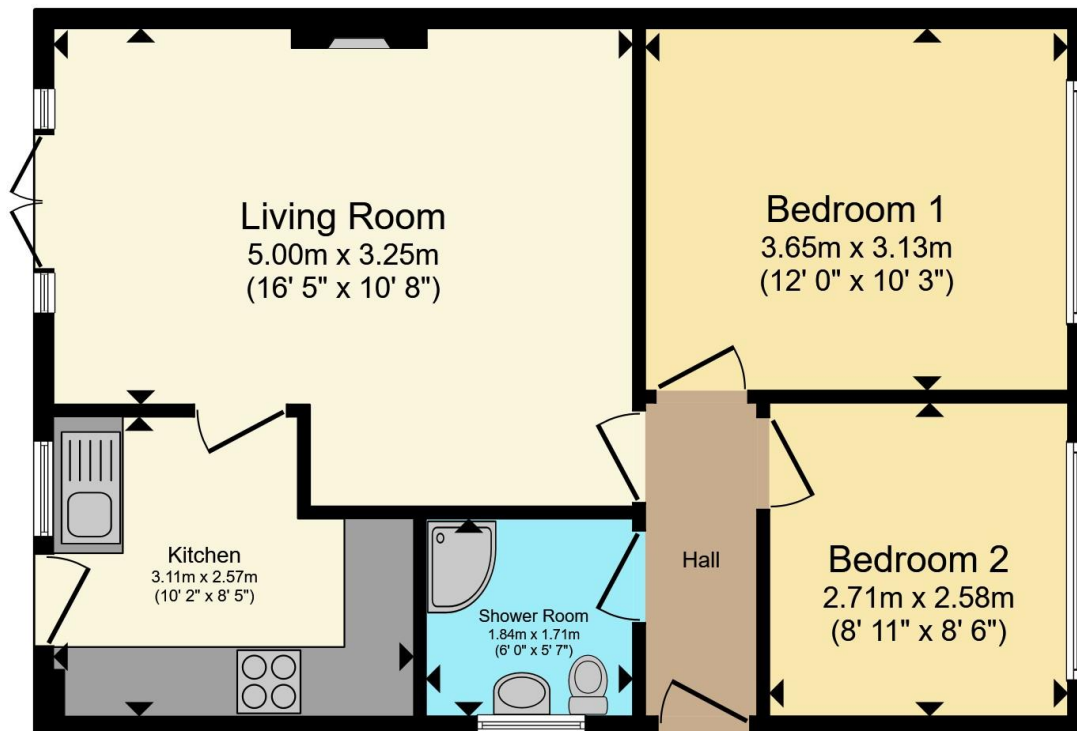
Garage

Electric up and over door.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 52.0 m² (559 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



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

view this property online connells.co.uk/Property/WAR107756

Tenure: Freehold



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Property Ref: WAR107756 - 0004