



**Delightful, three bed, link-detached
bungalow**

**8 Lee Close
Woodloes Park
Warwick
CV34 5FF**


MARGETTS
ESTABLISHED 1806

Guide Price £375,000

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Located on a popular cul-de-sac setting, with outstanding views from the front of Warwick. This delightful, three bedroom, link-detached bungalow is offered with no upward chain and provides well planned accommodation in a delightful location. The property benefits from a single garage, gardens to the front and rear and private drive access. Viewing is warmly recommended.

Steps lead up to a double glazed front door which opens into the

RECEPTION HALL

with radiator and access to the roof space and door opening to a cloaks cupboard with hanging rail and shelves.

"L" SHAPED LOUNGE DINER

15'4" x 10'9" + 5'8" x 8'6"

with double glazed patio door and picture window to the rear (key missing) and further double glazed window to the front. The room enjoys double panel radiators and wall mounted gas fire.

BREAKFAST KITCHEN

15'2" x 10'8" reducing to 7'2"

with double drainer, stainless steel sink unit with work surfacing and base units extending around the room and eye-level wall cupboards with recess for cooker. Space and plumbing for washing machine, wall mounted gas fired central heating boiler, tiled floor and obscured double glazed door and windows to the rear garden.

BEDROOM ONE - FRONT

13'7" x 8'11"

with double glazed window and radiator and the dimensions exclude the double door, built-in wardrobe with hanging rail and shelf.

ENSUITE CLOAKROOM

with WC, wash hand basin and single glazed obscured window.

BEDROOM TWO

10'6" x 9'1" excl. door recess

with radiator and double glazed window.

BEDROOM THREE - SIDE

7'6" x 7'0"

with double glazed window and radiator.

REFITTED BATHROOM

with panelled bath having mixer tap and tap secured shower over, wash hand basin in vanity unit with mixer tap, low level WC with concealed cistern, heated towel rail and door opening to airing cupboard with slatted wood shelving and insulated hot water cylinder.

OUTSIDE - PARKING

Set back from the main cul-de-sac, the property enjoys access via a tarmac private drive which also gives access to next door. There is a parking area in front of the property and shaped lawn to the side giving access to the

ATTACHED SINGLE GARAGE

with up and over door, electric light and power.

ENCLOSED REAR GARDEN

has a central shaped lawn and patio adjoining the property and enjoys a good degree of privacy. A path with gate at the side.

GENERAL INFORMATION

The property is freehold and all mains services are connected.

(Please note some keys are missing to some of the windows and the rear patio door from the lounge).







8 Lee Close, Woodloes Park, Warwick, CV34 5FF



Ground Floor

Approx. 88.2 sq. metres (949.2 sq. feet)



Total area: approx. 88.2 sq. metres (949.2 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	65	74
	EU Directive 2002/91/EC	

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