







Attractive, 2 bed, semi-detached bungalow

24 Brese Avenue,
Woodloes Park
Warwick
CV34 5TS

MARGETTS
ESTABLISHED 1806

Price Guide £247,500

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Attractive bungalow forming part of a popular part of the Woodloes Park, handy for the doctor's surgery, bus route, local shopping facilities including BP petrol station with a Marks & Spencer's Food Hall. Two Bedrooms, Modern shower room, Small Garage, Easy to maintain. NO UPWARD CHAIN.

Double glazed front door opens into the entrance hall with electric night heater and double glazed window to the side and doorway through to the

Living Room
16'3" x 10'5"
with double glazed bay window to the front of the property, electric heater, coved ceiling and doorway through to the

Fitted Kitchen
10'1" x 7'1"
with rolled edge work surface and incorporating a single drainer stainless steel sink with mixer tap and a four ring electric induction hob, base unit under incorporating electric oven and leaving space and plumbing for a washing machine, eyelevel wall cupboards, double glazed window to the front, tiled floor and double glazed door to the side garage.

Door from the living room leading to an inner hall with door off to an airing cupboard with slatted wood shelving and insulated hot water cylinder.

Bedroom One (Rear)
9'6" x 9'8"
with double glazed window, electric panel heater.

Bedroom Two (Rear)
6'11" x 9'2"
with electric panel heater and double glazed window to the rear.

Refitted Shower Room
now has a large shower cubicle with adjustable shower, low-level WC, wash hand basin, extractor fan and tiled floor.

Outside

To the front
of the property there is an astro turf lawn with a block paved driveway providing parking and giving access to the

Small Garage
12'8" x 7'4"
with electrically operated, roller garage door and window with double glazed door to

The rear garden
where there is a small astro turf lawn and paved patio.

Agent's Notes
The property is stated to be freehold.
All main services are connected except gas.
There are solar panels fitted to the property - please ask for more details.
Council Tax Band "C".
Local Authority: Warwick District Council.
Viewing: Strictly by appointment through the Agents.
Please note, some external images have been altered via ChatGBT. They may not be fully accurate.















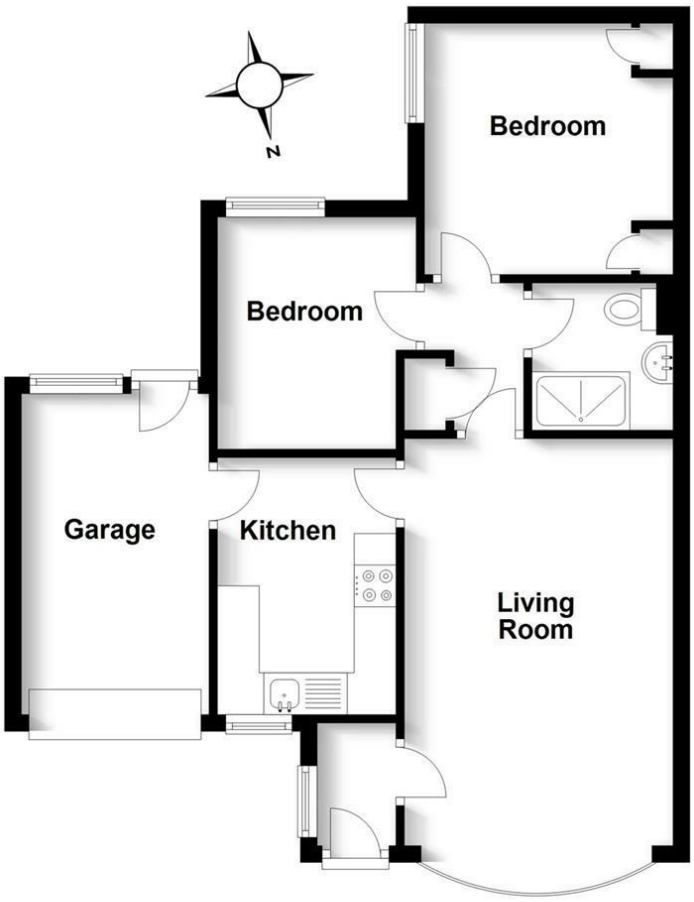


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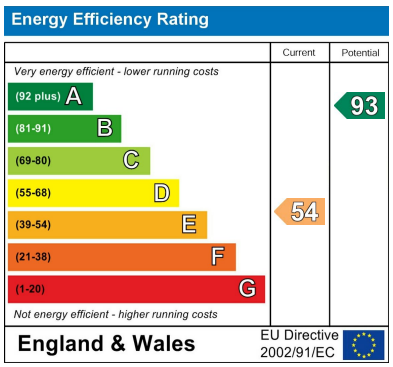
Ground Floor

Approx. 55.5 sq. metres (597.8 sq. feet)



Total area: approx. 55.5 sq. metres (597.8 sq. feet)

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



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