







Two bedroom, semi-detached bungalow

12 Hebden Avenue
Woodloes Park
Warwick
CV34 5XD

MARGETTS
ESTABLISHED 1806

Guide Price £225,000

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Centrally located within the Woodloes Park development and ideal for local shops, buses and doctors. This two bedroom, semi-detached bungalow is offered with no upward chain, requires updating and improvement, but is offered at an extremely competitive price. The property benefits from a lounge dining room, fitted kitchen/breakfast room, two bedrooms, shower room, courtyard rear garden and attached single garage.

Double glazed porch with front door opens into the

LOUNGE/DINING ROOM
14'9" x 15'1"
with double glazed front window, and radiator.

BREAKFAST KITCHEN
13'0" x 9'10" max reducing to 8'2"
with roll edge work surfacing and base units beneath and a range of eye-level wall cupboards including tall larder cupboard, single drainer sink unit with space for washing machine under and space left for cooker and further fridge freezer. Full height double glazed picture window and door to the rear courtyard. Wall mounted VAILLANT gas fired combination central heating boiler.

Door from the lounge dining room into

INNER HALLWAY
with access to the roof space and off the hallway is a linen cupboard with slatted wood shelving.

SHOWER ROOM
with fully tiled shower cubicle, wash hand basin, low-level WC, double panel radiator, and tiled areas.

DOUBLE BEDROOM ONE
10'1" x 9'9" excl deep door recess
with double glazed window.

BEDROOM TWO
9'7" x 7'0"
with single panel radiator and double glazed window.

OUTSIDE

TO THE FRONT
the property has a lawned front garden and noticeably enjoys a longer than average paved driveway providing parking and giving access to the

ATTACHED SINGLE GARAGE

TO THE REAR OF THE PROPERTY
there is a small but charming and closed courtyard laid to paving stones with timber side gate.

GENERAL INFORMATION
We believe the property is freehold and all mains services are connected.

















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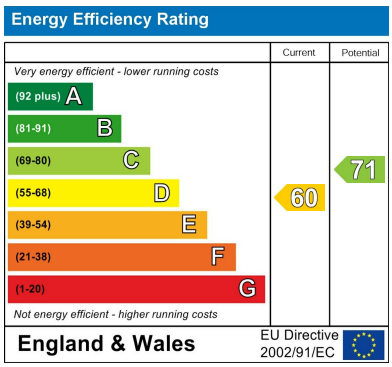
Ground Floor

Approx. 70.1 sq. metres (754.5 sq. feet)



Total area: approx. 70.1 sq. metres (754.5 sq. feet)

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



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