





This three-bedroom house is located in the popular Woodloes Park development. The well-appointed accommodation briefly comprises: entrance lobby and cloakroom, entrance hall, spacious lounge/dining room, breakfast kitchen, three bedrooms, bathroom, driveway, garage, and a low-maintenance, hard landscaped rear garden. No upward chain. EPC rating: C

Location

Woodloes Park is a popular development within easy reach of excellent local amenities, including 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.

Approach

Single car driveway leading to garage, block paved path leading to front entrance door, shared grass front garden.

Front Porch

Door to Cloakroom, door to Garage and door to Entrance Hall.

Cloakroom

Low level flush WC, wash hand basin with chrome taps, wall mounted shelving storage.

Entrance Hall

Stairs to First Floor Landing and doors to Kitchen and to the Lounge.





Breakfast Kitchen

13'6" x 10'5" (4.14m x 3.18m)

Range of base and eye-level wood-effect front units, integrated Zanussi oven and grill with matching induction four-ring hob and stainless steel extractor above. Composite worktops with tiled splashbacks, single inlet stainless steel sink with chrome mixer tap. Space and plumbing for slimline dishwasher and washer dryer, space for freestanding fridge freezer. Radiator and large double glazed window to front aspect.

Lounge

16'4" x 12'5" (5.0m x 3.8m)

Focal feature fireplace with a brick surround, brick raised mantle and radiator. Double glazed window and double glazed sliding door to rear aspect providing access to rear garden.

First Floor Landing

Doors to all three bedrooms and the bathroom; airing cupboard offering storage space; hatch to loft space.

Bedroom One

13'0" x 8'9" (3.98m x 2.69m)

Radiator, large double glazed window to rear aspect overlooking the rear garden.

Bedroom Two

10'9" x 9'7" (3.29m x 2.93m)

Built-in wardrobe/cupboard space, radiator, large double glazed windows to front aspect.





Bedroom Three

9'3" x 7'7" (2.82m x 2.32m)

Radiator, double glazed window to rear aspect overlooking the rear garden.

Bathroom

Low flush WC, pedestal wash hand basin with chrome taps, panelled bath with Bristol electric shower attachment and glazed shower screen. Heated towel rail, mirror and mounted storage unit, double glazed window to front aspect.

Hard Landscaped Rear Garden

Enclosed private garden with fencing to all sides, patio area with walkway leading to gate for access to the rear, large rockpool area.

Garage

17'1" x 8'7" (5.21m x 2.64m)

With up and over door, power and light and housing the Ideal combi boiler.

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 to the property. 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 any warranties in these respects.



Council Tax

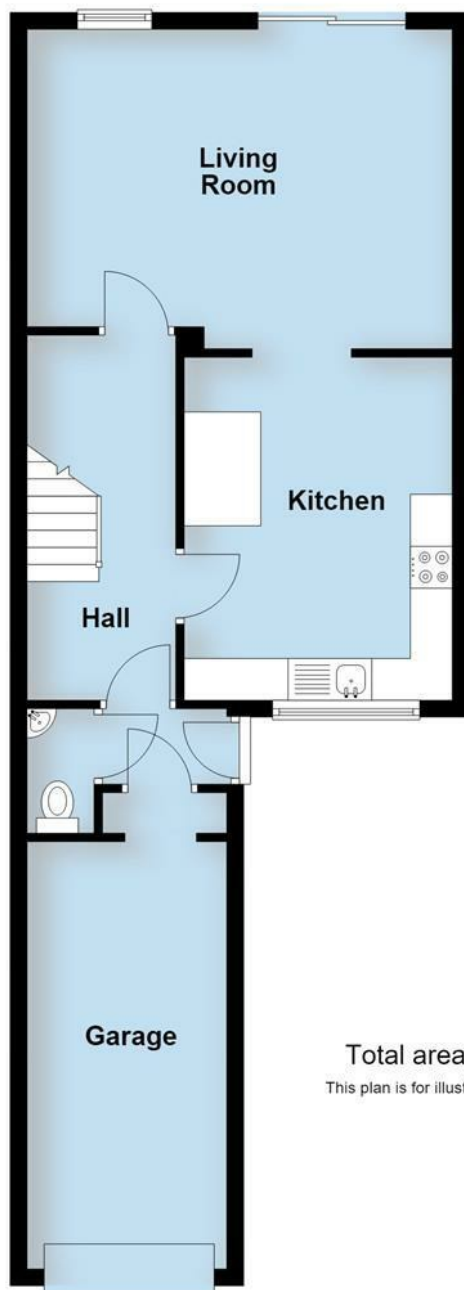
The property is in Council Tax Band "C" Warwick District Council

Postcode

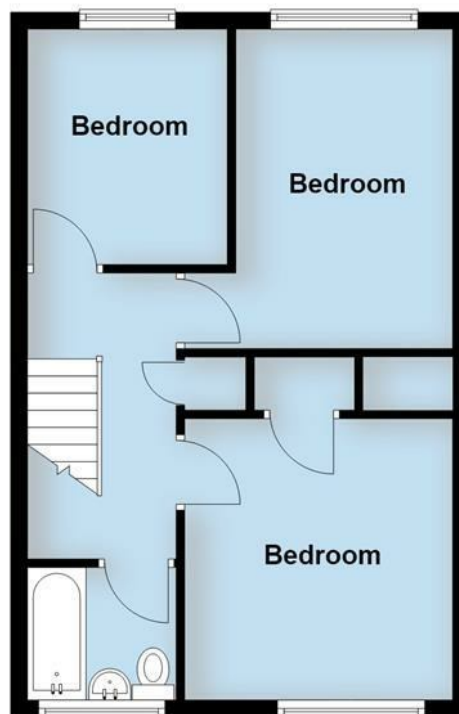
CV34 5XY



Ground Floor
Approx. 57.0 sq. metres (613.2 sq. feet)



First Floor
Approx. 40.7 sq. metres (438.5 sq. feet)



Total area: approx. 97.7 sq. metres (1051.8 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	77
EU Directive 2002/91/EC		

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

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