



## Two bedroom bungalow

27 Lowes Avenue  
Warwick  
CV34 5UB



**MARGETTS**  
ESTABLISHED 1806

Offers Over £285,000

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## Offers Over £285,000

**\*\*\*UNDER OFFER\*\*\*** A two bedroom bungalow in need of some modernisation, on the popular Woodloes Park development The property benefits from a large driveway with parking for at least two cars together with a single garage. The property is double glazed throughout and has gas central heating. **NO UPWARD CHAIN! SOLD AS SEEN, PLEASE ARRANGE YOUR SURVEY AND INSPECTIONS.**

Entrance to the property is via a driveway with covered carport giving access to a double-glazed front door with small step up which leads into...

### ENTRANCE HALL

with gas central heating radiator, loft access, and doors leading into all rooms.

### AIRING CUPBOARD

with wooden slatted shelving and housing the Worcester gas fired central heating boiler.

### BREAKFAST KITCHEN

9'10" x 8'11"

fitted with a range of base and wall units, wood effect work surfacing, space for washing machine, fridge freezer, oven with hob and hood, stainless steel sink, and double glazed window to rear.

### LIVING ROOM

17'11" x 9'10"

with electric fire, various electric sockets, TV point, telephone point and double glazed sliding French door to the rear south facing garden.

### SHOWER ROOM

6'7" x 5'8"

fitted with a single walk-in shower, chrome and glass sliding shower door, with chrome hot and cold mixer tap, matching low level WC, heated towel rail, electric wall heater, tiled, and double glazed window to side.

### MASTER BEDROOM - FRONT

13'0" x 9'10"

with fitted wardrobe, double glazed window to the front, gas central heating radiator, light point to ceiling, and two sliding doors housing wardrobe storage.

### BEDROOM TWO - FRONT

8'9" x 8'2"

with fitted wardrobes, double glazed window to the front, double glazed window to the side, gas central heating radiator, light point to ceiling, and sliding doors housing wardrobe.

### REAR OF THE PROPERTY

There is a south facing garden mainly laid to lawn with a small patio area with panelled fencing border. Full height gate to the side of the garden giving access to the driveway,

### GENERAL INFORMATION

The property is freehold and all mains services are connected.





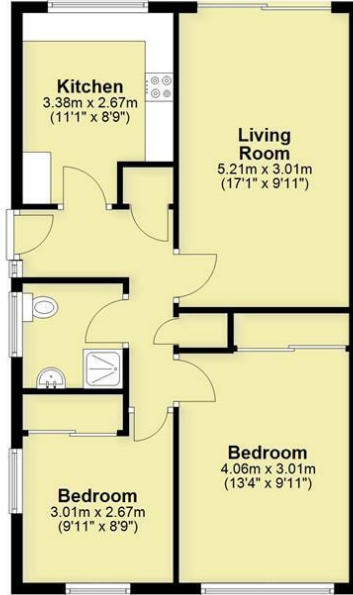


27 Lowes Avenue, Warwick, CV34 5UB





**Ground Floor**  
Approx. 58.3 sq. metres (627.1 sq. feet)



Total area: approx. 58.3 sq. metres (627.1 sq. feet)

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

The total area does not include the Garage

Plan produced using PlanUp.

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

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