



Hebden Avenue, Woodloes

WARWICK, CV34 5XD

Nathaniel Cleaver

The Leamington Spa Property Expert

 **The
Property
Experts**



This detached bungalow is situated in the popular area of Woodloes. Easily accessible to all major transport links and Warwick Train Station as well as being close to local amenities, Castle, Churches and both primary and secondary schools as well as Warwick Hospital.

Property at a glance

Detached Bungalow

Two double bedrooms

Living / dining room & conservatory

Re wired, re plumbed, new flooring and carpets, new radiators

Good sized shower room

Substantial sized rear garden

Driveway parking & single detached garage

Close to all local amenities, parks, schools etc.

EPC Rating – D

2 2 1





In brief the property comprises of; porch, good size entrance hallway with two storage cupboards and the airing cupboard housing the gas central heating combination boiler.

Large living / dining room, conservatory, brand new re fitted kitchen with integrated cooker and hob and space and plumbing for fridge freezer and washing machine. There are two equally sized double bedrooms with large windows allowing lots of natural light to flow through them and a shower room with double shower.

To the rear is a substantial sized enclosed garden, low maintenance so either slabs or pebbles with some borders and there is also a single detached garage and second driveway to the rear of the property.

Further benefits include complete re wired and re plumbed, refurbished double glazing, brand new radiators throughout as well as new wooden flooring and carpets and re decorated from top to bottom.

It is also a close to the canal that provides great dog walks and cycling routes.

This property also offers plenty of scope for any potential buyer to extend given the great size of the plot subject to relevant planning permissions and it is also being offered for sale with NO ONWARD CHAIN.

CALL NOW TO BOOK YOUR VIEWING.

"This property has been renovated from top to bottom, its basically brand new inside."

The Seller's View

"Mum's favourite part of the house was the large living / dining room where she held many family gatherings.

She also used to enjoy sitting in the conservatory looking out at the large rear garden in the summer months."



Mum's favourite part– the large living / dining room being surrounded by family."

Services

Mains water, gas and electric

Tenure

Freehold

Property & Services information

Mobile Coverage: 4G coverage is available in the area - please check with your provider.

Broadband Availability: Broadband is available in the area via fibre optic 30MB average download speed via Openreach or EE.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Local Authority & Tax Band

Warwick District Council

Tax band - D

Viewing Arrangements

Viewing strictly by appointment with sole agent

Nathaniel Cleaver - 07793 363210

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Floor Plan

Floor area 84.7 sq.m. (911 sq.ft.)

Total floor area: 84.7 sq.m. (911 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyPlan.in

Amenities/Distances

Close to all local amenities, schools, parks and transport links including the train station.

AGENTS NOTES

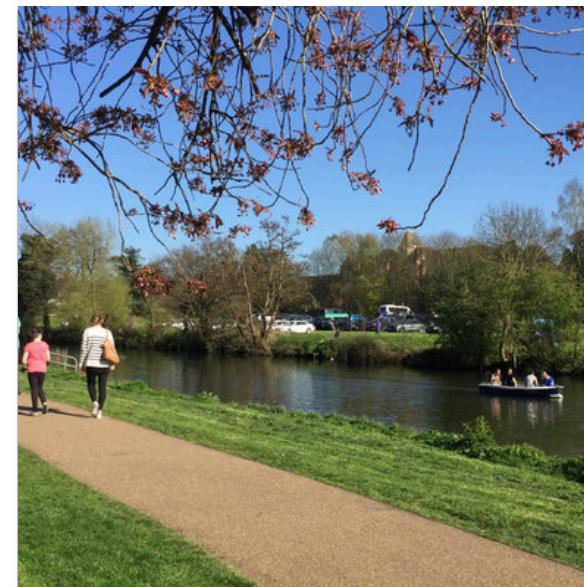
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About the Area

Warwick

Warwick is a town on the River Avon, in England's West Midlands region. It's known for the medieval Warwick Castle, founded by William the Conqueror. The Collegiate Church of St. Mary has a tower with city views and a Norman crypt. The timber-framed buildings of 14th-century Lord Leycester Hospital cluster by the city's West Gate. The St. John's House Museum is housed in a Jacobean mansion with gardens.



Warwickshire

Warwickshire is a ceremonial county in the West Midlands of England. It is bordered by Staffordshire and Leicestershire to the north, Northamptonshire to the east, Oxfordshire and Gloucestershire to the south, and Worcestershire and the West Midlands county to the west.

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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

So pleased that I chose The Property Experts to market the sale of my apartment in Leamington Spa. The customer service I received from Nathaniel Cleaver was warm and professional. The pictures and video of my property was absolutely stunning, showcasing the unique features of this period apartment .

From the very beginning, Nathaniel was very proactive using his expertise and knowledge to contact interested buyers. I was kept fully updated when a viewing was to take place, and prospective buyers comments were passed to me after each viewing.

The whole process went very smoothly, and I was confident that Nathaniel would find me a suitable buyer. He is very helpful, diligent, and cares about his customers .

Most importantly when an offer was made on my apartment the procedure from offer, to Exchange and completion of contracts was amazingly swift which for me was so stress free and a positive experience. I would highly recommend Nathaniel and The Property Experts.



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