



80 Woodloes Avenue South

Warwick **CV34 5TQ**

Guide Price £325,000

80 Woodloes Avenue South

Being conveniently positioned in the heart of the Woodloes development and within easy reach of local amenities, this end terrace family home which offers an improved and attractively presented accommodation throughout. The property in brief includes a spacious living / dining room, kitchen, utility area, three bedrooms, a family bathroom and a separate W/C.

To the outside there is off road parking for numerous vehicles, a garage and a low maintenance rear garden for families to enjoy. This is an ideal opportunity to purchase a beautifully presented family home in a popular Warwick location.

Call us today for more information or to book in an internal viewing 01926 888998.

Location

The Woodloes estate was built in the 1970's and this property is situated in a great location close to local shops, a junior / primary school and Warwick Hospital. Warwick is a most attractive market town, convenient for access to many Midlands centres and with excellent communications to the north and south by way of the motorway system. Junction 15 of the M40 is at Longbridge Island, two miles to the south of the town centre. Rail services are available at Warwick and Leamington Spa stations. The town has a wealth of amenities, including specialist shopping, restaurants and wine bars. Excellent educational facilities are available in both the private and public sector. Warwick Boys School and the Kings High School for Girls are close to the town centre.

Royal Leamington Spa is two miles away with more comprehensive shopping in the Parade and The Royal Priors and further good quality schools, Arnold Lodge and Kingsley School being well regarded.

Entrance Hall

Having a double glazed door to front, radiator, understairs cupboard and utility cupboard which houses the washing machine and separate dryer.

Living / Dining Room

5.86m x 3.28m (19'2" x 10'9")

A spacious living / dining room which has two radiators, double glazed windows to the rear elevation, space for furniture and sliding doors leading out to the rear garden.

Kitchen

3.64m x 2.40m (11'11" x 7'10")

Fitted with a range of wall and base units with work surface over, stainless steel one and a half bowl sink and drainer, built in double electric oven, integrated dishwasher, induction hob with cooker hood over, space for fridge freezer and double glazed window to front elevation.

Landing / Loft

Having an airing cupboard, loft access with pull down ladder which is part boarded with light and housing the combination boiler.

Bedroom One

4.47m x 2.75m (14'7" x 9'0")

Having a double glazed window rear elevation, fitted wardrobes, radiator and space for bedroom furniture.

Bedroom Two

3.55m x 3.04m (11'7" x 9'11")

Having a double glazed window rear elevation, radiator and space for bedroom furniture.

Bedroom Three

2.52m x 2.44m (8'3" x 8'0")

Having a double glazed window front elevation, a fitted wardrobe, radiator and space for bedroom furniture.

W/C

Having a separate toilet room with tiled flooring,

Features

Great Location

Easy Access To Royal Leamington Spa & Warwick Via Bus

Close To Local Amenities

Off Road Parking

Stunning Kitchen

Rear Garden

Gas Central Heating

Garage

Attractively Presented Throughout

Three Bedrooms

radiator and a double glazed frosted window to the front elevation.

Bathroom

1.85m x 1.65m (6'0" x 5'4")

Having a double glazed frosted window to front elevation, bath unit, part tiled wall, wash hand basin and a radiator.

Outside Front

Off road parking for multiple vehicles and a side gate for access to the rear garden.

Rear Garden

Mainly laid to lawn, paved patio area to the rear and side elevation, shed and rear gate access to the front.

Garage

4.13m x 2.40m (13'6" x 7'10")

Having an up and over door with power and light.

Tenure

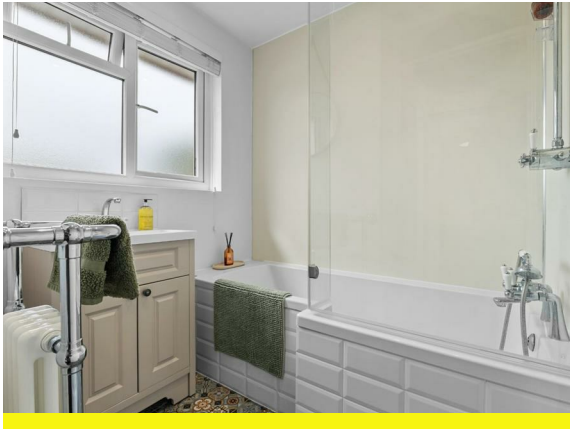
Freehold.

Directions

Postcode for sat-nav - CV34 5TQ.

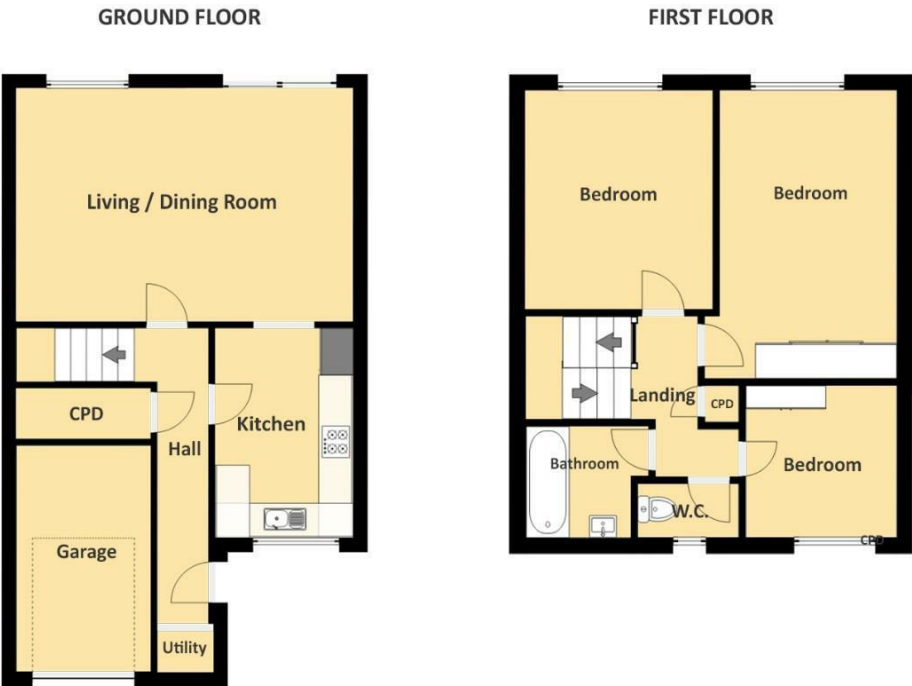
What Three Words -





Floorplan

Internal Living Area 865sq ft / 80.36m2 (excluding garage)



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General Information

Tenure
Freehold

Fixtures & Fittings

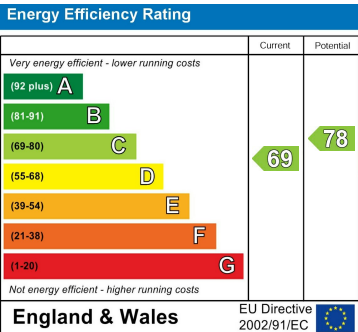
Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band C - Warwick District Council



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