



ehB
RESIDENTIAL

Your Property - Our Business

Ludgates View, Lower End, Bubbenhall

Price Guide
£475,000



An excellent opportunity to acquire an individually styled detached bungalow, providing flexible three/potentially four bedroomed accommodation, featuring large workshop and generous plot, within this highly regarded village location.

Bubbenhall

Is a popular village location situated approximately 7 miles from the town centre, also close to a number of other work centres including Coventry, Warwick and within easy reach of the motorway network. Whilst the village contains limited amenities including two public houses, excellent facilities are available within easy reach.

ehB Residential are pleased to offer Ludgates View which is an opportunity to acquire an individually styled 1960's built detached bungalow, providing flexible three/potentially four bedroomed accommodation, which also includes a well fitted kitchen and bathroom and sealed unit double glazing. The property occupies a particularly pleasant position on the periphery of the village with views towards open countryside. The generous plot includes a large workshop facility of note. The property also has a generous roof

space which the agents consider may provide potential for conversion, subject to the usual permissions and consents. Inspection of this impressive property providing considerable potential is essential for its size and situation to be fully appreciated.

In detail the accommodation comprises:-

Recessed Porch

With stable type glazed panelled entrance door leads to the...

Entrance Hall

With ledged and braced cottage style timber doors off with access to the roof space being partly boarded, pull down ladder and light with potential for conversion (subject to the usual permissions and consents).

Lounge

13' x 13'6" (3.96m x 4.11m)

With bow window, radiator, downlighters, fire place feature with timber lintel, hearth and wood burner.

Office/Bedroom

10'10" x 12'9" (3.30m x 3.89m)

With bow window, radiator, built-in desk and range of custom built full height shelf unit, with arch to...

Sitting Room/Possible Bedroom

15' x 10'3" (4.57m x 3.12m)

With sliding patio doors to front garden, two radiators.

En-Suite/Separate WC

With low flush WC, wash hand basin, half tiled walls, heated towel rail, downlighters, extractor fan.

Bedroom

12'6" x 6'4" (3.81m x 1.93m)

With two double built in wardrobes, hanging rail, shelves, radiator, downlighters.

Bedroom

10'6" plus w'drobes x 9' (3.20m plus w'drobes x 2.74m)

With a range of built-in wardrobes with hanging rail, shelves, part mirrored doors, radiator.





Refitted Bathroom/WC

6'10" x 5'3" (2.08m x 1.60m)

Being tile with panelled bath, vanity unit incorporating wash hand basin, low flush WC, electric shower unit, screen, downlighters, extractor fan.

Fitted Breakfast Kitchen

13'6" x 13'9" (4.11m x 4.19m)

With range of timber faced base cupboard and drawer units, rolled edge work surfaces, tiled splashbacks, high level cupboards, built-in dishwasher, AGA Range, single drainer stainless steel sink unit, mixer tap, four ring ceramic hob unit, bow window, airing cupboard containing lagged cylinder and immersion heater, tiled splashbacks.

Utility

6' x 10' (1.83m x 3.05m)

With base cupboard and drawer units, rolled edge work surfaces, single drainer stainless steel sink unit and mixer tap, plumbing for automatic washing machine, further three quarter height unit, windows to two aspects.

Outside

The property occupies a pleasant position on the periphery of the village, on generous slightly elevated corner plot, with drive leading to good sized car standing facility/carport and...

Workshop

25' x 9'10" (7.62m x 3.00m)

With personal door, twin timber doors, single drainer stainless steel sink unit and mixer tap (only cold plumbed), electric hot water heater, separate WC with low flush WC. Located outside the kitchen - free standing kerosene fired boiler in cabinet with kerosene fuel tank.

The front garden is principally laid to lawn with established flower borders with further gated side access to additional caravan/boat standing area.

The rear garden which includes block paved patio, shaped lawn, established flower borders, timber garden shed, established fruit trees, bounded by close boarded fencing.

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 with the exception of gas. NB We have not tested the central 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. Interested parties are invited to make their own enquiries.

Council Tax

Council Tax Band E.

Location

Ludgates View
Lower End
Bubbenhall
CV8 3BW

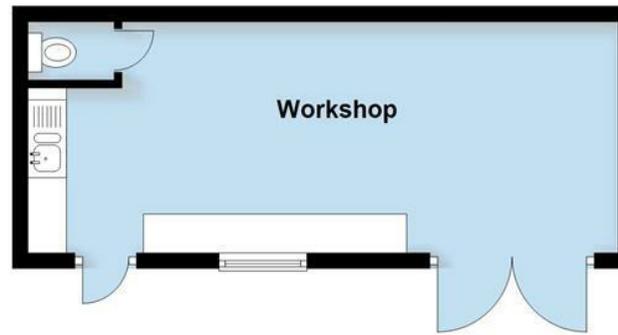
- Residential Estate Agents
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL



Ground Floor
Approx. 97.9 sq. metres (1054.1 sq. feet)



Total area: approx. 97.9 sq. metres (1054.1 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact
Total area does not include the Workshop