





A spacious, two double bedroomed semi-detached bungalow, situated in this cul-de-sac position, overlooking a green area to the front, requiring modernisation and improvement.

Briefly Comprising;

Enclosed entrance porch, L-shaped entrance hallway with cloaks cupboard, spacious living/dining room. Two good sized double bedrooms, fitted breakfast kitchen, side porch. White bathroom. Upvc double glazing. Gas radiator heating. Driveway. Garage, low maintenance front and rear gardens. NO CHAIN.

Box Close

Is an attractive cul-de-sac, and is a blend of semi-detached, detached houses and bungalows, centering around an attractive green area. The property does require some updating and improvement, but offers good scope and potential.

The Property

Is approached via a driveway leading to upvc double glazed door to...

Enclosed Entrance Porch

With further timber framed obscure single glazed window to...

Entrance Hallway

With hatch to roofspace, door to cloaks cupboard, further door to cupboard housing Baxi 800 combi boiler.

Living/Dining Room

10'11" x 19' (3.33m x 5.79m)

With upvc leaded look double glazed window to front elevation, coved cornicing, two radiators, tiled fireplace surround with onset gas fire.

Breakfast Kitchen

11'1" x 9'4" (3.38m x 2.84m)

With a range of base and wall units, one and a half bowl sink drainer unit with mixer tap, space for electric cooker, space for tumble drier, space and plumbing for washing machine, radiator, upvc double glazed window to rear elevation, coved cornicing, timber part glazed door to enclosed side porch, door to shelved pantry cupboard.

Bedroom One (Rear)

10'11" x 13'5" (3.33m x 4.09m)

With upvc double glazed window to rear elevation and door to side, leading directly to the rear garden, coved cornicing, radiator.

Bedroom Two (Front)

11' x 11'6" (3.35m x 3.51m)

With upvc leaded look double glazed window to front elevation, coved cornicing, radiator.



Bathroom

Attractively fitted with a white suite to comprise; low level WC, pedestal wash hand basin, bath, chrome radiator towel rail, upvc double glazed window to side elevation.

Outside (Front)

To the front of the property there is a driveway area leading towards the rear. The front garden is landscaped and laid to low maintenance.

Outside (Rear)

To the rear is predominantly paved rear garden, greenhouse and personal door giving side access to garage.

Garage

With up-and-over door to front.

Mobile Phone Coverage

Good outdoor, variable in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2026).

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

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 including 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

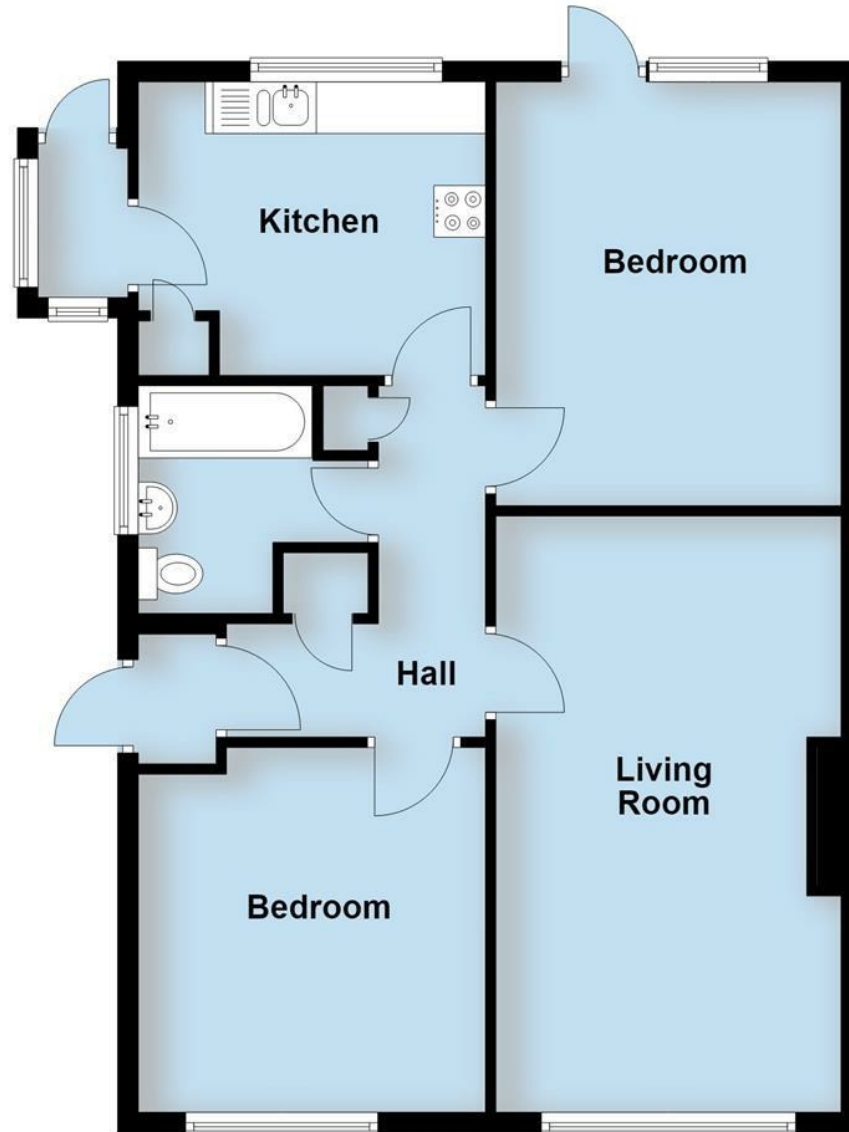
Council Tax Band D.

Location

CV31 2QD

Ground Floor

Approx. 69.6 sq. metres (749.0 sq. feet)



Total area: approx. 69.6 sq. metres (749.0 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		
	EU Directive 2002/91/EC	

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