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RESIDENTIAL

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**26, Hughes Close, Warwick**

**Price Guide**  
**£255,000**



This well-presented, two-bedroom semi-detached bungalow is situated in this ever-popular residential development of Woodloes Park. Entrance hall, living/ dining room, kitchen, two bedrooms, bathroom, driveway, and established rear gardens. Energy rating D. OFFERED WITH NO UPWARD CHAIN

#### Location

Woodloes Park is a popular residential area with easy access to local amenities. These include a range of shops, a supermarket, a primary school, a doctor's surgery, a pub, and a regular bus service. The historic county town centre is about one mile away, and there is quick access to the A46, junction 15 of the M40 motorway, and Warwick and Parkway rail stations, providing fast commuter links.

#### Approach

Through the double-glazed composite door

#### Entrance Hall

Built-in storage cupboard, radiator. Access to both bedrooms, the lounge, and the bathroom.

#### Sitting / Dining Room

11'5" x 16'4" max (8'7" min) (3.49m x 5m max (2.63m min))  
Radiator. Two wall lights. Door to the kitchen. Sliding double-glazed door to conservatory.

#### Conservatory

7'7" x 8'6" (2.33m x 2.6m)  
Radiator. Double-glazed windows and a double-glazed sliding door allow view and access to the rear garden.

#### Kitchen

8'5" x 6'11" (2.58m x 2.12m)  
Tile effect flooring. A range of base and eye-level wood-effect fronted units. Wall-mounted gas central heating boiler. electric oven, large American-style Samsung fridge freezer, space and plumbing for a washing machine. Double-glazed window to the rear aspect.

#### Bedroom One

11'3" x 9'8" (3.44m x 2.97m)  
Large Double-glazed bay window to the front aspect. Radiator.

#### Bedroom Two

8'5" x 7'5" (2.59m x 2.28m)  
Double-glazed windows to the front aspect. Radiator.



#### Bathroom

Fully tiled suite, bath with electric shower attachment, and a folding glazed shower screen. Pedestal wash hand basin with chrome taps. Low-level W.C. Chrome ladder-heated towel rail. Double-glazed window to the side aspect.

#### Garden

The gardens offer a spacious paved patio by the house and a separate section further down comprising low-maintenance outdoor spaces.

#### Garage

6'10" x 16'4" (2.1m x 5m)  
Up and over door.

#### Outside

Tarmacadam driveway and block paving to front providing vehicle hardstanding. Gate providing pedestrian side access under cover to rear garden. Outside tap.

#### Tenure

The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

There is also a small triangular parcel of land at the end of the garden for which there is an annual charge of £10 to Warwick District Council for the right to 'Cultivate the land'. Documents are available upon request.

#### Services

All main services are understood to be connected. NB: We have not tested the heating, domestic hot water system, kitchen appliances, or other services. Although we believe them to be in satisfactory working order, we cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

#### Council Tax

The property is in Council Tax Band "C" - Warwick District Council

#### Postcode

CV34 5FA

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17-19 Jury Street  
Warwick  
CV34 4EL

☎ 01926 499540 🌐 ehbresidential.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			90
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Also at: Leamington Spa, Somerset House,  
Clarendon Place, Royal Leamington Spa CV32 5QN

## Ground Floor

Approx. 70.4 sq. metres



Total area: approx. 70.4 sq. metres