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RESIDENTIAL

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1, Kettlewell Close, Woodloes Park, Warwick

**Guide Price
£260,000**



This spacious, three bedroom end of terrace is located in the heart of the popular Woodloes Park development. The gas heated accommodation in brief comprises: Entrance hall, lounge/dining room, kitchen, bathroom and separate W.C. Outside there are established gardens to the front and rear and a single garage and good driveway. NO UPWARD CHAIN EPC E 54

Reception Hall

Having laminate floor, louvred door cupboard off, courtesy door to the garage, stairs to the first floor and doors to:

Kitchen

11'11" x 7'9"

Having laminate floor, range of base units with matching wall cupboards, and work surfaces having a single drainer stainless steel sink unit, built-in electric oven, 4 ring gas hob with extractor fan above, space for fridge, plumbing for washing machine, wall mounted combination gas fired boiler and double glazed window to the front.

Lounge/Dining Room

19'2" x 10'10"

This is a full width room having a laminate floor, feature stone fireplace with fire surround, radiator, double glazed

patio doors to the rear garden and matching full height double glazed window overlooking the rear garden.

First Floor Landing

Stairs to the first floor lead to the landing off which there is an airing cupboard and doors to :

Bedroom One

14'8" x 8'11"

Having a range of built-in wardrobes, double bed inset, high level cupboards, side units with display shelves above, dressing table, radiator and double glazed window to the rear.



Bedroom Two

11'1" x 10'0"

Having one double and one single wardrobes, with high level cupboards, dressing table unit, radiator and a double glazed window to the rear.

Bedroom Three

8'4" x 7'11"

Having one double and one single wardrobes, radiator and window to the front aspect.

Bathroom

Having a white suite comprising bath with mixer tap and a Triton shower over with shower screen, pedestal wash hand basin, fully tiled walls, extractor fan, tiled floor, radiator and a double glazed window.

Outside

To the front there is a block paved driveway which provides good off road parking with access to the garage.

Rear Garden

This well established mature garden has a paved patio area, lawned gardens with mature stocked borders. The gardens are enclosed on all sides with a gated side pedestrian access.

Garage

There is a single garage with up and over door and courtesy door from the reception hall.

Services

All mains services are understood to be connected. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order and cannot give warranties in these respects. Interested parties are invited to make their own enquires.

Tenure

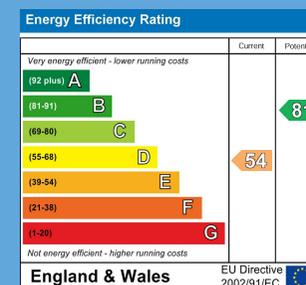
The property is understood to be freehold, with vacant possession, although this must be verified through your solicitors.

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