



25, Exham Close, Warwick, CV34 5UL

A deceptive three-bedroom family house situated in a cul-de-sac location. The accommodation which requires modernisation comprises an entrance hall, kitchen, living room, lean-to conservatory, three good bedrooms, bathroom and separate W.C., double glazing where stated, paved driveway, integral garage and the established rear garden backs onto School playing fields. Energy rating E.

Price Guide
£248,000



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Location

Woodloes Park is a popular development within easy reach of the excellent local amenities, which include a parade of shops, a supermarket, a primary school, a doctors' surgery, a public house, and a regular bus service. The historic county town centre is within approximately a mile and quick access is offered to the A46, junction 15 of the M40 motorway, plus Warwick and Parkway rail stations all providing fast commuter links.

Approach

Through a double-glazed door into:

Entrance Hall

Stairs to the first floor and doors to:

Kitchen

Range of base and eye level units, single drainer sink unit, space for appliances and a double-glazed window to the front aspect. NB, The kitchen accommodates the gas-fired warm air heating system, which is currently not in use and has failed its gas safety inspection.

Living Room

18'8" x 10'10" (5.70m x 3.31m)

Double-glazed window to the rear aspect and a double-glazed casement door with floor-to-ceiling window to the side to:

Lean-to Conservatory

19'1" x 6'5" (5.84m x 1.96m)

Having windows overlooking the garden and a multipaned casement door provides access to the garden.

First Floor Landing

Access to the roof-space and doors to:



Bedroom One (Rear)

11'0" x 9'1" (3.37m x 2.79m)

Built-in sliding door wardrobes and a double-glazed window to the rear aspect.

Bedroom Two (Front)

9'5" x 8'3" (2.89m x 2.52m)

Double door wardrobe and a double-glazed window to the front aspect.

Bedroom Three (Rear)

10'6" x 7'5" (3.21m x 2.27m)

Bathroom

Comprising bath with a Mira shower over, wash hand basin and a double glazed window.

Separate WC

Having a WC and a double-glazed window.

Outside

There is a paved driveway to the front with access to the:

Garage

15'5" x 7'8" max (4.70m x 2.36m max)

Which has an up-and-over door and power and light.

Rear Garden

Paved patio area, lawned area and mature stocked borders. There is a gated rear pedestrian access.

Tenure

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

Council Tax

Council Tax Band C - Warwick District Council

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, we cannot give warranties in these respects. Interested parties are invited to make their own enquiries.

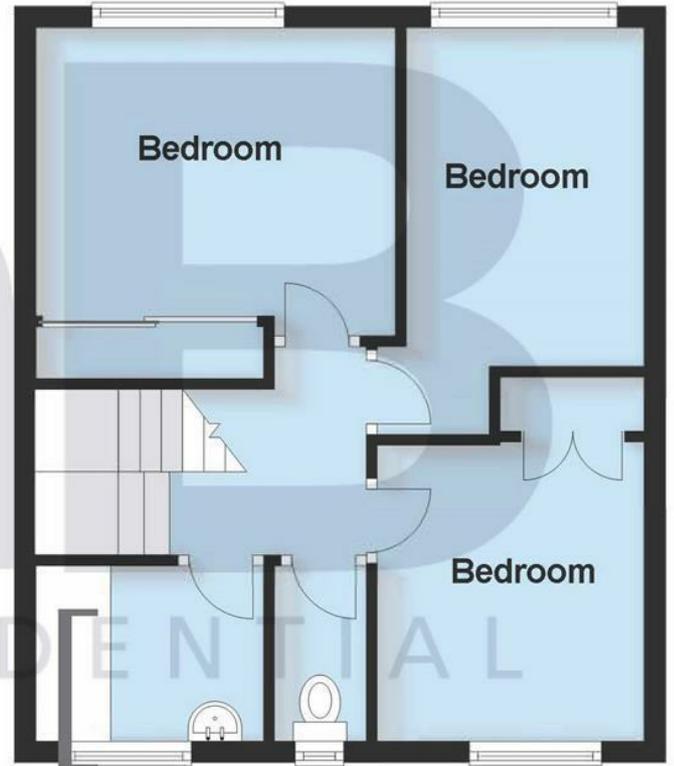
Ground Floor

Approx. 54.2 sq. metres (583.2 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.4 sq. feet)



Total area: approx. 92.5 sq. metres (995.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		76
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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