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2, Austwick Close, Woodloes Park, Warwick

Price Guide
£280,000

This mature three-bedroom semi-detached house is in a cul-de-sac in the heart of this popular residential area. Sold with no upward chain, the accommodation comprises: entrance hall, spacious living room, fitted kitchen, three good bedrooms, bathroom, gas heating, driveway and integral garage, and a good-sized rear garden. No upward chain. Energy rating D.

Location

Austwick Close is located in the heart of Woodloes Park, a popular development within easy reach of excellent local amenities, including 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 part part-glazed entrance door into:

Entrance Hall

Radiator, staircase rising to First Floor Landing. Doors to:

Living Room

18'3" x 10'11" (5.58m x 3.33m)

Fireplace with a fitted Robinson Willey gas fire, radiator, and an understairs storage cupboard. Double-glazed patio doors provide access to the rear garden and a double-glazed picture window offers views of it.

Fitted Kitchen

11'8" x 6'9" (3.57m x 2.07m)

Range of matching base and eye-level units, worktops with a single drainer sink unit. Electric oven and four-ring gas hob with extractor. Space for an upright fridge/freezer, a washer/dryer and a fridge/freezer. There is a concealed Baxi gas-fired boiler. A leaded light double-glazed window to the front aspect and a multi-paned casement door provide access to the side.

First Floor Landing

Access to roof space, being part boarded with electric light. Doors to:

Bedroom One

12'6" x 10'1" (3.82m x 3.08m)

A radiator and a leaded light double-glazed window to the front aspect.

Bedroom Two
10'6" x 8'6" (3.21m x 2.60m)
A radiator and a double-glazed window to the rear aspect.

Bedroom Three
11'1" x 8'0" (3.40m x 2.44m)
A radiator and a double-glazed window to the rear aspect.

Bathroom
9'6" x 5'8" (2.92m x 1.75m)
White suite comprising bath with mixer tap and shower attachment, pedestal wash-hand basin, WC, radiator, built-in Airing/Linen cupboard, shaver point, extractor fan and a double-glazed window.

Outside
To the front of the property, there is a lawned area with a gated side pedestrian access and a driveway providing off-road parking with access to the garage.

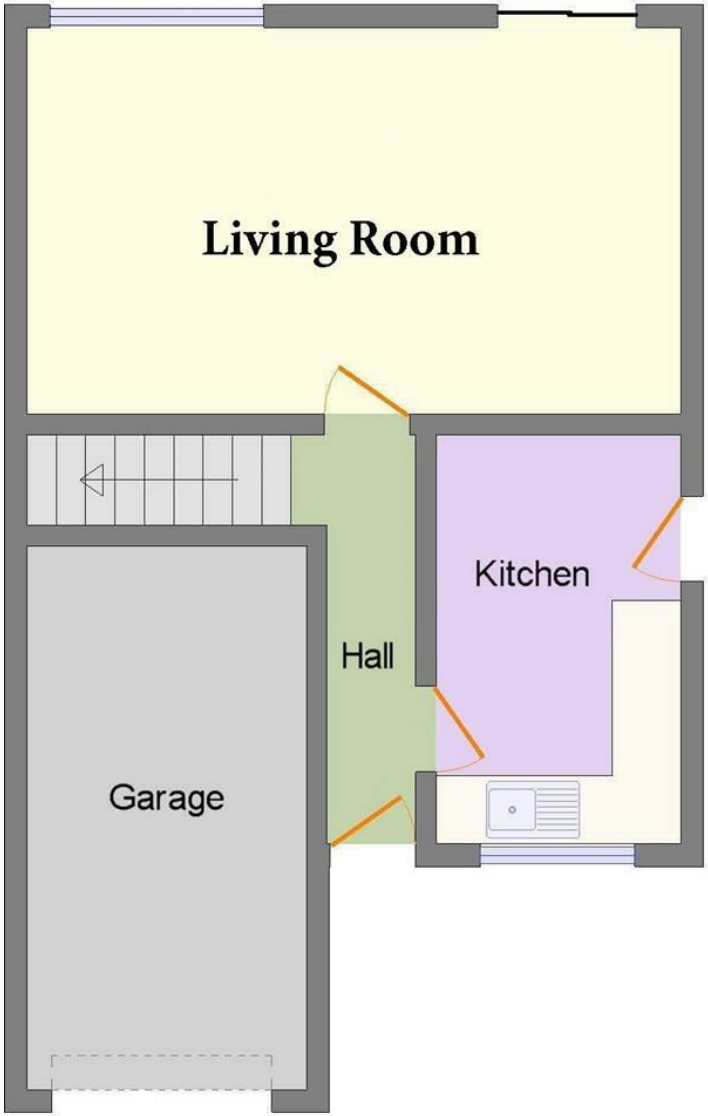
Rear Garden
Which is a good size, enclosed on all sides.

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

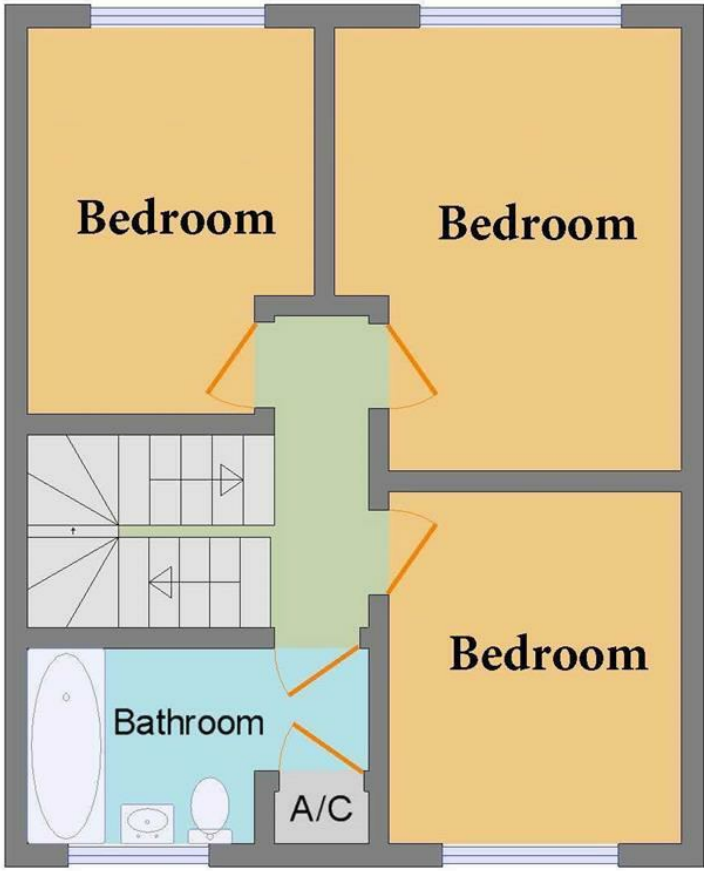
Services
All mains services are understood to be connected. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order cannot give warranties in these respects. Interested parties are invited to make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

Council Tax
The property is in Council Tax Band "C"

Postcode
CV34 5XA



Ground Floor



First Floor

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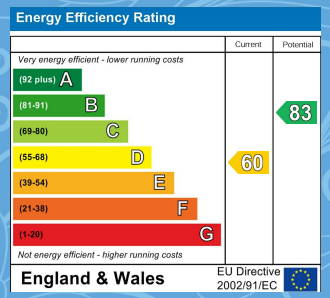

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