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89, Deansway, Woodloes Park, Warwick

Price Guide
£280,000

This mature three-bedroom end terrace house is situated in the heart of this popular residential area. Sold with no upward chain, the accommodation comprises: entrance porch and hall, spacious living room, conservatory, kitchen, three good bedrooms, bathroom, separate WC, gas heating, ample driveway, integral garage, and a good-sized rear garden. No upward chain. Energy rating C.

Location

89 Deansway 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 sliding door into:

Entrance Porch

Tiled floor, wall light point, window to front aspect and a double-glazed entrance door leads to the:

Entrance Hall

Radiator, wood-effect floor, stairs to First Floor Landing. Doors to:

Living/Dining Room

18'9" x 10'10" narrowing to 8'11" (5.73m x 3.31m narrowing to 2.72m)

Wood-effect floor, focal-point fireplace with surround and tiled hearth, radiator. Double-glazed window to the rear aspect and a patio door leads to:

Conservatory

9'0" x 8'2" (2.76m x 2.50m)

Tiled floor, double-glazed windows and glass roof, double-glazed casement door to the rear aspect and garden.

Kitchen

13'1" x 7'8" (4.00m x 2.35m)

Range of base and eye level units, worktops with an inset sink unit with mixer tap, and fully tiled walls. Electric oven and four-ring gas hob with extractor unit over, integrated fridge/freezer. Tiled floor, wall-mounted Worcester gas-fired boiler, double-glazed window to front aspect and a double-glazed casement door to the side aspect and garden.

First Floor Landing

Built-in Airing Cupboard, access to roof space. Doors to:

Bedroom One

11'1" x 9'7" (3.40m x 2.94m)

Built-in range of wardrobes with double bed inset providing hanging rail and storage space, radiator and a double-glazed window to the rear aspect.

Bedroom Two

10'7" x 7'6" (3.23m x 2.29m)

A radiator and a double-glazed window to the rear aspect.

Bedroom Three
9'8" x 8'9" (2.96m x 2.67m)
Built-in double door wardrobes, radiator and a double-glazed window to the front aspect.

Bathroom
Comprising bath with Triton shower system over with a glazed shower screen, pedestal wash hand basin, shelved storage cupboard with loured door. Radiator, double-glazed window to the front aspect.

Separate WC
WC and a double-glazed window to the front aspect.

Outside
There is a double-width driveway providing good off-road parking, with a raised brick planter to one side and a gated pedestrian access to the rear garden.

Garage
15'1" x 7'10" (4.61m x 2.39m)
Having an up-and-over door and an outside tap.

Established Rear Garden
There is an established rear garden with a paved patio leading to the lawned area, stocked borders, and an ornamental pond. There is a greenhouse and a garden shed that require attention.

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

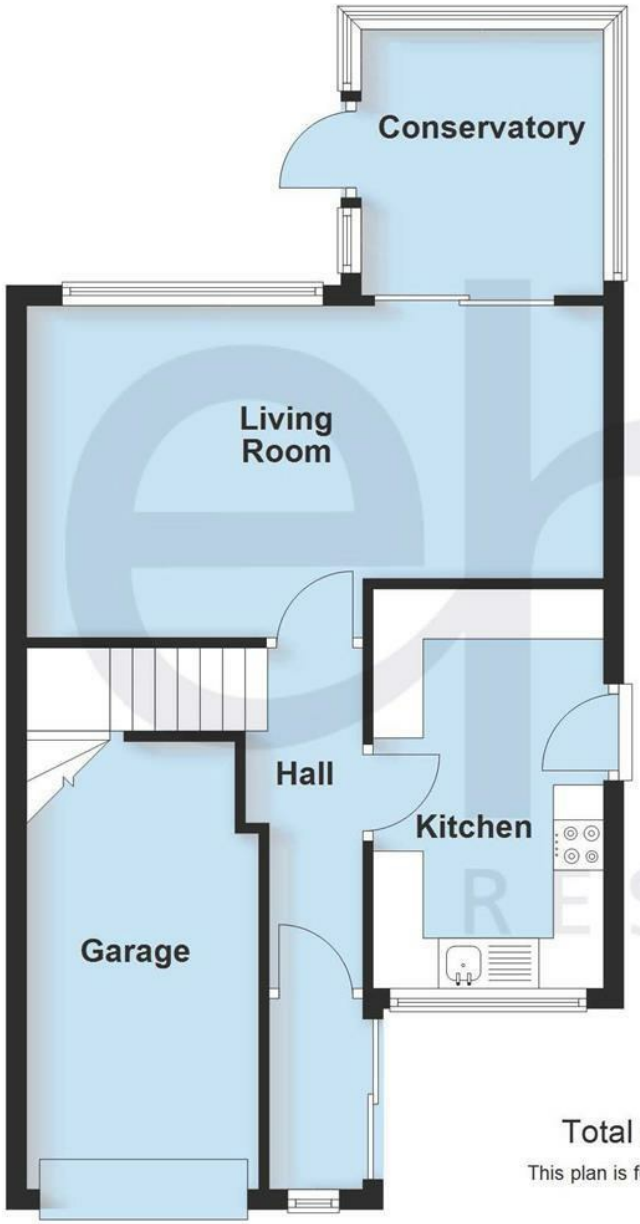
Agents Note
The property benefits from solar panels, which are subject to a lease agreement with "A Shade Greener". Prospective purchasers should be aware that some mortgage lenders may have specific requirements regarding leased solar panel arrangements and, in some cases, may be unwilling to lend. Buyers are advised to make their own enquiries with their mortgage lender and legal adviser at an early stage.

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 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"

Ground Floor

Approx. 52.5 sq. metres (564.6 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.9 sq. feet)

Total area: approx. 91.6 sq. metres (985.5 sq. feet)

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

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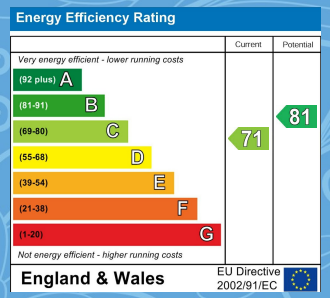

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