



Addingham Close | Warwick | CV34 5XB

Price guide £325,000



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Welcome to this charming bungalow located on Addingham Close, a quiet cul de sac on Woodloes Park. This immaculately presented property boasts a modern fitted kitchen, a delightful living dining room, two bedrooms, and a shower room, making it a perfect home for a small family or those looking to downsize.

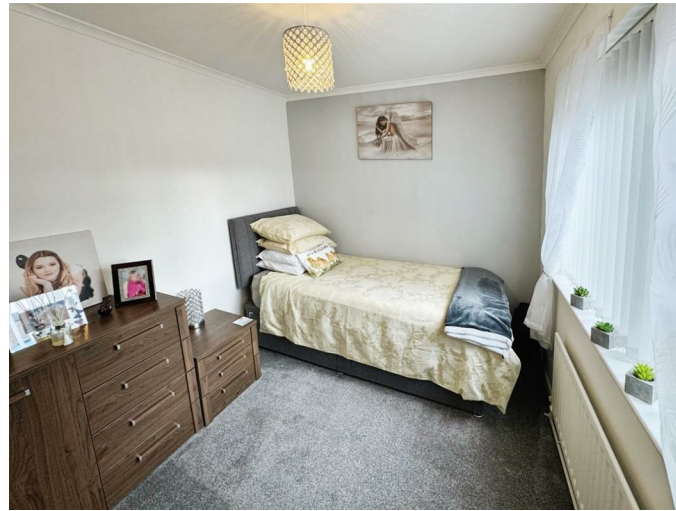
Situated within walking distance to local amenities, this bungalow offers convenience and easy access to shops, general practice doctors surgery and other facilities. The low maintenance rear garden provides a lovely outdoor space to relax and entertain, without the hassle of extensive upkeep.

With the added bonus of a garage and driveway, parking will never be an issue for you or your guests.

Don't miss out on the opportunity to own this delightful bungalow in a sought-after location. Contact us today to arrange a viewing and envision the potential this property holds for you.

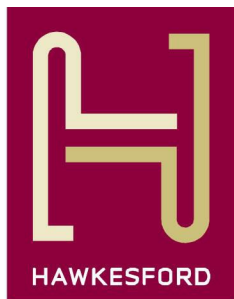
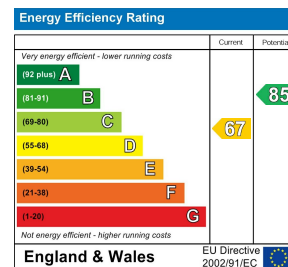


- Immaculately Presented
- Link Detached Bungalow
- Walking Distance from Local Amenities
- Two Double Bedrooms
- Modern Fitted Kitchen
- Living Dining Room
- Shower Room
- Garden Room
- Low Maintenance Rear Garden, Garage and Driveway to Front
- EPC - D (67)





Total area: approx. 71.4 sq. metres (768.7 sq. feet)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Porch

Entrance to the property is via a UPVC, double glazed front door which leads in to the porch. Being tiled to floor and having neutral decor to walls and ceiling, spotlight to ceiling and with an obscure glazed, white painted door which leads in to the living dining room.

Living Dining Room

18'5" x 11'9"

Having wood effect flooring and neutral decor to walls and ceiling, UPVC, double glazed bay window to front elevation, two light points to ceilings, two gas central heating radiators, various electric sockets and a TV point. Fireplace with an electric, coal effect fire with a white painted wooden surround and mantle.

Open doorway leads in to the fitted kitchen.

Fitted Kitchen

11'5" x 10'4" (max)

Continuation of the flooring and neutral decor, UPVC, double glazed window to front elevation, light point to ceiling and spotlights to kickboard. The kitchen is fitted with a range of base and wall units with a white, handle less frontage with a wood effect, melamine, butcher block style work surface and a subway tile splash back. Integrated appliances of a full height fridge freezer, double electric oven, four ring gas hob with a stainless steel and glass extractor over and a stainless steel sink with matching drainer with a chrome hot and cold mixer tap. Various electric sockets and fused switches. The Ideal boiler was fitted in 2021 and is regularly serviced.

UPVC, obscure glazed, double glazed door which gives access in to the garage.

From the living dining room an obscure glazed, white painted door gives access in to the hallway. Having a continuation of the flooring and neutral decor, UPVC double glazed window to side elevation overlooking the garden with gas central heating radiator below, electric socket, LED spotlight and loft access to ceiling, White painted doors leading in to all rooms including a useful storage cupboard.

Bedroom Two

7'9" x 10'5"

Being carpeted to floor and with neutral decor to walls and ceiling, UPVC double glazed window to rear elevation overlooking the garden, gas central heating radiator below, electric sockets and a light point to ceiling.

Bedroom One

10'0" x 11'9"

Being carpeted to floor and having a continuation of the neutral decor to walls and ceiling, UPVC double glazed window to side elevation over looking the garden, gas central heating radiator below, light and fan to ceiling, electric sockets and fitted wardrobes with a white frontage - two double and one single.

Shower Room

6'10" x 8'7" (max)

Being tiled to floor and to ceiling height, light point and extractor fan to ceiling, electric heater to high level and there is a white heated towel rail. The shower room is fitted with a built in toilet, white basin with chrome hot and cold mixer tap with storage below and a walk in corner shower with chrome shower controls and attachments.

Garden Room

7'9" x 4'7"

Accessed off the garage or from the garden and having wood effect flooring, UPVC double glazed panels and opening windows as well as single door which gives access out in to the garden.

Garden

To the rear of the property is a delightful, low maintenance garden. As you enter there is a paved patio and a pathway which leads through the two slightly raised areas which are Astro turf. At the rear is a pebble bed which is perfect for pots and tubs which has two raised wooden planters for the growing of vegetables and herbs. Within the garden there is a wooden shed and an outside electric socket.

Garage

14'8" x 7'9"

Accessed from the front via an electrically operated garage roller door or from the kitchen. Having the benefit of light and power with space and plumbing for washing machine and for tumble dryer.

Driveway

To the front of the property is a tarmac driveway giving off street parking for at least three vehicles.

Services

All mains services are believed to be connected.

Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the Freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Council Tax

We understand the property to be Band D.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.