



Lowes Avenue | Woodloes | CV34 5UB



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This delightful bungalow has been completely renovated throughout and is presented in immaculate condition. Real care and attention has been made to make this in to a lovely home.

As you enter through the composite front door the "L" shaped entrance hall gives access in to all the rooms as well as two storage cupboards.

The high end fitted kitchen has modern appliances and a solid wood, butcher block worksurface.

The living dining room has double doors leading out in to the secure rear garden.

Both bedrooms are doubles and have fitted wardrobes

The modern shower room has a wet room style, large walk in shower.

Outside is a low maintenance, secure garden, large garage with electrically operated roller garage door and a long driveway giving off street parking for at least three vehicles.



Lowes Avenue is located on the popular Woodloes Park which is just outside the market town of Warwick. Within walking distance of the bungalow there is a Co-Op general store, a doctors surgery, a pharmacy and a pub. There is also a well respected primary school, a number of bus routes and a train station.

Woodloes Park is also ideally situated for the A46 and M40 road networks.





Total area: approx. 59.2 sq. metres (637.6 sq. feet)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Entrance

Entrance to the property is via a composite front door to the side elevation. Opening up in to the "L" shaped hallway having carpet to floor, neutral décor to walls and ceiling with LED spotlights and loft access to ceiling, gas central heating radiator with cover, white painted doors lead in to all rooms as well as the airing cupboard which houses the Worcester boiler. A slimline door houses a further storage cupboard.

Fitted Kitchen

8'8" x 11'0"

Having Karndean flooring and with a continuation of the neutral décor to walls and ceiling, UPVC double glazed window to rear elevation overlooking the garden and an obscure glazed, double glazed panel to side elevation, LED spotlights to ceiling. The kitchen is fitted with a range of base and wall units in light duck egg blue frontage all being soft closing as well as a full height larder cupboard, solid wood, butcher block work surface and a white subway tile splash back. Built in appliances of electric oven with a "slide and hide" door, four ring gas burner with stainless steel and glass extractor over, stainless steel sink with matching drainer with a brushed chrome swan neck mixer tap, integrated, slim line dishwasher, space and plumbing for washing machine and space for fridge freezer, various electric sockets and fused switches.

Living Dining Room

17'1" x 9'11"

Carpeted to floor and with a continuation of the neutral décor to walls and ceiling, UPVC, double glazed, double French doors to rear elevation giving access out in to the garden, light point to ceiling, gas central heating radiator, various electric sockets and a TV point.

Bedroom One

13'2" x 9'11"

Carpeted to floor and with neutral décor to walls and ceiling, UPVC double glazed window to front elevation, gas central heating radiator below, light point to ceiling, electric sockets and two, double fitted wardrobes.

Bedroom Two

8'9" x 9'7"

Carpeted to floor and with neutral décor to walls and ceiling, UPVC double glazed window to front elevation, gas central heating radiator below, additional double glazed window to side elevation light point to ceiling, electric sockets and three, oak fronted fitted wardrobes one with full length mirror and a TV point.

Modern Shower Room

Wood affect flooring and with walls being tiled to full height, obscure glazed, double glazed window to side elevation, light point to ceiling and extractor to high level, chrome heated towel rail, built in toilet with chrome push flush, white basin with chrome hot and cold mixer tap with double cupboard below, large "wet room" style walk in shower with chrome handle bar shower controls and attachments with an additional waterfall shower head fitted.

Rear Garden

Accessed from the Living Dining Room and being to the majority hard landscaped with a paved patio, slight raised area with Welsh slate chippings and pathway leading to the summer house (available via separate negotiation).

Driveway

Running down the side elevation of the property is a long tarmac driveway giving off street parking for at least three vehicles, solid wooden gate leads in to the garden and an electrically operated roller garage door leads in to the garage.

Garage

24'2" x 8'3"

Benefitting from light, power and a useful work bench.

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 C.

Viewing

Strictly by appointment through the Agents on 01926 411 480.

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.

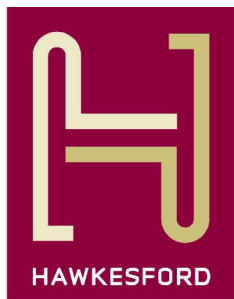
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Survey Department

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance Valuations, together with Rent Reviews, Lease Renewals, and other professional property advice.

Hawkesford are also able to provide Energy Performance Certificates Telephone (01926) 438124.



1 The Hughes, 24 - 26 Swan Street, Warwick, CV34 4BJ
warwick@hawkesford.co.uk

01926 411 480 www.hawkesford.co.uk

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.