

MILLBANK, WARWICK CV34 5TH



A modernised three bedroom, detached bungalow on a popular residential street located between Warwick and Leamington town centres. Benefits from a small extension, newly fitted shower room and WC, French doors and veranda to one bedroom and new driveway. There is also a large garage to the rear.

Early viewing strongly recommended to appreciate all this bungalow has to offer

- Detached Bungalow
 - Three Bedrooms
 - Kitchen Diner
 - Shower Room
 - Additional WC
 - Living Room
- Large Detached Garage to Rear
 - Driveway Parking to Front
 - Enclosed Rear Garden
 - EPC - D

3 BEDROOMS

PRICE GUIDE £340,000

*****UNEXPECTEDLY BACK ON THE MARKET*****

Hawkesford are delighted to bring to the market this three bedroom detached bungalow. It has been improved by the current owner and now boasts an extension off the kitchen to provide a dining area, the shower room has been fully renovated and there is an additional separate WC. To the front of the bungalow a smart, brick weave driveway has been created.

The property is currently set up as two bedrooms both with fitted wardrobes, a living room, second reception room with French doors leading out on to a veranda, breakfast kitchen with utility room, shower room and separate WC. There is an enclosed garden to the rear which gives pedestrian access in to the large, detached garage with light and power and electrically operated garage door. Driveway parking is provided at the front of the property for two cars.

Millbank is located between Warwick and Leamington town centres with a run of shops within easy walking distance. Attractive views to the front are provided from the properties elevated position.

Entrance to the property is via UPVC obscure double glazed door located on the side elevation, this brings you into the large entrance hall.

Entrance Hall

Wood effect flooring with doors leading to all rooms, neutral decor to the walls and ceiling, light point and loft access to ceiling. The loft houses the boiler which is a combi boiler and is regularly serviced. Various electric sockets and gas central heating radiator. The first room you enter is the kitchen diner.

Kitchen Diner 16'0" x 11'8" (max measurements) (4.902m x 3.559 (max measurements))

Having Karndean tile effect flooring and neutral decor to the walls and ceiling, spotlights to ceiling, white UPVC double glazed, double french doors to rear elevation giving access out into the garden and double glazed window to side elevation letting in a lot of natural light. Gas central heating radiator.

The kitchen is fitted with a range of base and wall units in a cream frontage with a granite effect melamine work surface. There is a further double glazed window above the sink to the side elevation, there is a tiled splashback, space for oven, space and plumbing for dishwasher and space for large American style Fridge/Freezer. Built in one and half bowl sink with matching drainer and chrome hot and cold mixer tap. From the dining area there is an obscure double glazed door which leads into a useful utility room.

Utility Room

Space and plumbing for washing machine with tumble dryer above. Provides further storage. Double electric sockets and light point to ceiling.

Living Room 16'5" x 11'9" (5.022m x 3.593m)

Carpeted to floor, neutral decor to the walls and ceiling, double glazed door to rear elevation which gives access into the garden and large glass pane and opening window which lets in a lot of natural light. Light point to ceiling, gas central heating radiator, various electric sockets, Virgin TV point, feature fireplace currently with an electric fire fitted (not included in sale).

Bedroom 2 8'8" x 7'0" (2.662m x 2.154m)

Carpeted to floor, neutral decor to the walls and ceiling, light point to ceiling, double glazed window to side elevation, electric sockets, Virgin tv point, gas central heating radiator. This room benefits from a huge amount of fitted storage, quadruple mirror sliding doors to one side with two double doors and one single door with blanket storage above to the other.

Bedroom 3 11'10" x 7'6" (3.611m x 2.307)

Currently used as a 2nd sitting room. Carpeted to floor, neutral decor to the walls and ceiling, light point to ceiling, gas central heating radiator, Virgin TV point, various electric sockets. Large double glazed double French doors to the front elevation giving access out on to a decked veranda, being fully secured by wooden lattice fencing.

Master Bedroom 10'10" x 11'8" (3.324m x 3.560m)

Carpeted to floor, neutral to the walls and ceiling, double glazed window to the front elevation, gas central heating radiator below, light point to ceiling, huge amount of fitted storage, two single wardrobes with blanket storage above bed position with spotlights in the plinth, fitted bedside tables and two further matching double wardrobes. Various electric sockets and virgin TV point.

Shower Room

Newly fitted and having obscure double glazed window to side elevation, spotlight and extractor to ceiling, fitted with a chrome heated towel rail, vanity unit with double cupboard below, white basin with chrome hot and cold mixer tap, white low level W/C, large walk in shower with chrome shower controls and attachments with an additional waterfall shower head. Walls are tiled to full height in the shower and half height around toilet and sink, in a wood effect grey wash tile. Shaver point fitted.

W/C

Separate toilet being recently fitted with light point and extractor to high level, having chrome heated towel rail, vanity unit with double cupboard, small white basin with chrome hot and cold mixer tap and low level W/C

Outside

To the rear of the property is an enclosed rear garden having a nice sized patio, lawn being slightly raised which is accessed via four steps, well stocked and mature beds. To the rear of the garden and accessed via a solid wooden door is the detached double garage with electric up and over door to the front for vehicular access and having light and power. The garage is on a separate RCD unit.

To the front of the property is a brick weave driveway providing off roading parking for at least 2 cars.

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.

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.

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 and 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.

Management Department

For all enquiries regarding rental of property, or indeed management of rented property, please contact Pauline Carrera-Silva on (01926) 438123

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.







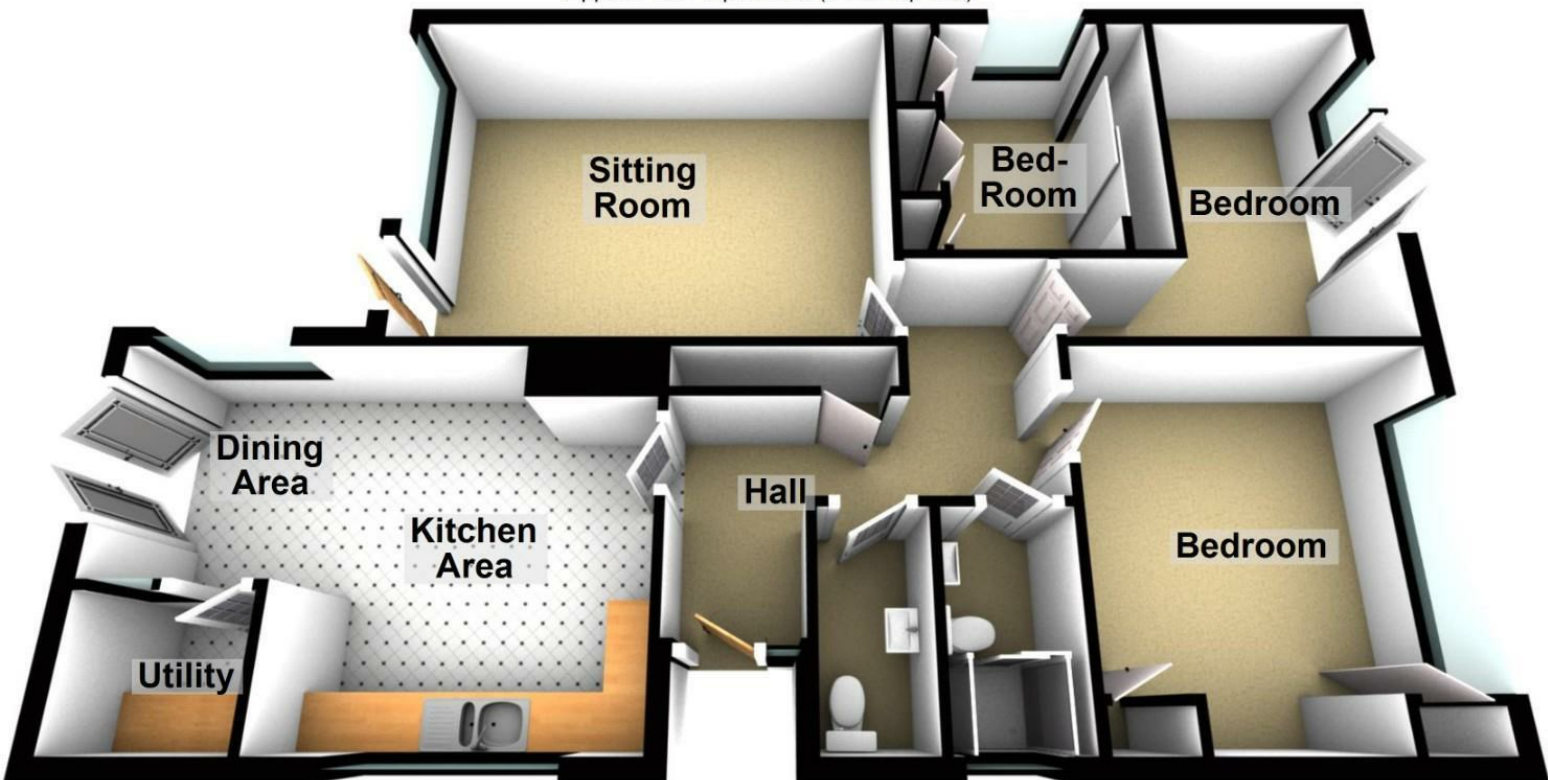






Ground Floor

Approx. 80.1 sq. metres (862.5 sq. feet)



Total area: approx. 80.1 sq. metres (862.5 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		67	83
	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		

www.hawkesford.co.uk t: 01926 411 480 e: warwick@hawkesford.co.uk