

CRANE CLOSE, WARWICK CV34 5HB



Move in ready two bedroom bungalow, with parking, a garage and South facing rear garden, located on the Woodloes.

- Immaculately Presented
 - Two Bedrooms
 - Terraced Bungalow
 - Modern Fitted Kitchen
 - Living Dining Room
 - Modern Fitted Bathroom
- Sun Trap of a Rear Garden
 - Garage and Driveway
- Popular Residential Area
 - EPC - C (74)

2 BEDROOMS

OFFERS IN EXCESS OF £250,000

Nestled in the charming area of Crane Close, Woodloes, this delightful terraced bungalow presents an excellent opportunity for both first-time buyers and those seeking a cosy home. The property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings in.

With two inviting bedrooms, this home offers ample space for relaxation and rest. The layout is thoughtfully designed to maximise comfort and functionality, making it an ideal choice for small families or couples. The bathroom is conveniently located, ensuring ease of access for all residents.

Warwick is renowned for its rich history and vibrant community, providing a wonderful backdrop for your new home. The area is well-served by local amenities, including shops, schools, and parks, all within easy reach. Additionally, the picturesque surroundings and excellent transport links make it a desirable location for commuting to nearby towns and cities.

This terraced bungalow on Crane Close is not just a property; it is a place where memories can be made. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to view this charming home and envision your future in Warwick.

Entrance

Access to the property is via a composite front door which leads in to the entrance hall. Benefitting from neutral decor to walls and ceiling and a neutral coloured carpet to floor. Fitted with a gas central heating radiator, two light points to ceiling and a good sized loft hatch to ceiling.

Living Dining Room 14'0" x 12'7" reducing to 9'10" (4.28m x 3.84m reducing to 3.01m)

Continuation of neutral carpet and decor. Double glazed, double French doors to rear elevation giving access out in to the rear garden, double glazed panel and opening window to the side. Gas central heating radiator and there is a light point to ceiling.

Modern Fitted Kitchen 10'11" x 9'6" (3.35m x 2.92m)

Wood effect cushioned flooring and a continuation of the neutral decor to walls and ceiling, light point to ceiling and there is a gas central heating radiator. Double glazed window to rear elevation as well as a door which gives access out into the garden.

The kitchen is fitted with a shaker style kitchen with an off white frontage and integrated appliances of a full height fridge freezer, washing machine, electric oven, four ring gas hob with extractor over. Granite effect, melamine worksurface, stainless steel, one and a half bowl sink with matching drainer and chrome hot and cold mixer tap. Integrated Worcester combi boiler (fitted in 2021) and a large storage cupboard.

Bedroom One 12'0" x 8'11" (3.68m x 2.74m)

Accessed off the entrance hall and having a continuation of the carpet and decor, double glazed window to front elevation with gas central heating radiator below. Light point to ceiling.

Bedroom Two 9'4" x 7'3" (2.84m x 2.21m)

Accessed off the entrance hall and having a continuation of the carpet and decor, double glazed window to front elevation with gas central heating radiator below. Light point to ceiling.

Modern Bathroom

Accessed off the entrance hall and having wood effect cushioned flooring. The walls, to the majority, being tiled in a white tile. The bathroom is fitted with a bath with chrome hot and cold tap, shower controls and a waterfall style shower head, white low level WC and a white pedestal wash hand basin with chrome hot and cold mixer tap. Chrome heated towel rail, obscure glazed panel to high level and an extractor fan.

Outside Rear

Accessed from the living dining room and the kitchen is the attractive and enclosed garden. A paved patio runs the width of the property - a perfect spot for al-fresco dining. A paved pathway runs down the garden to a full height gate. The majority of the garden is laid to lawn and there is a benefit of a large timber shed and an outside tap.

Driveway and Garage

Accessed off Crane Close there is driveway parking for at least two vehicles and a single garage.

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.

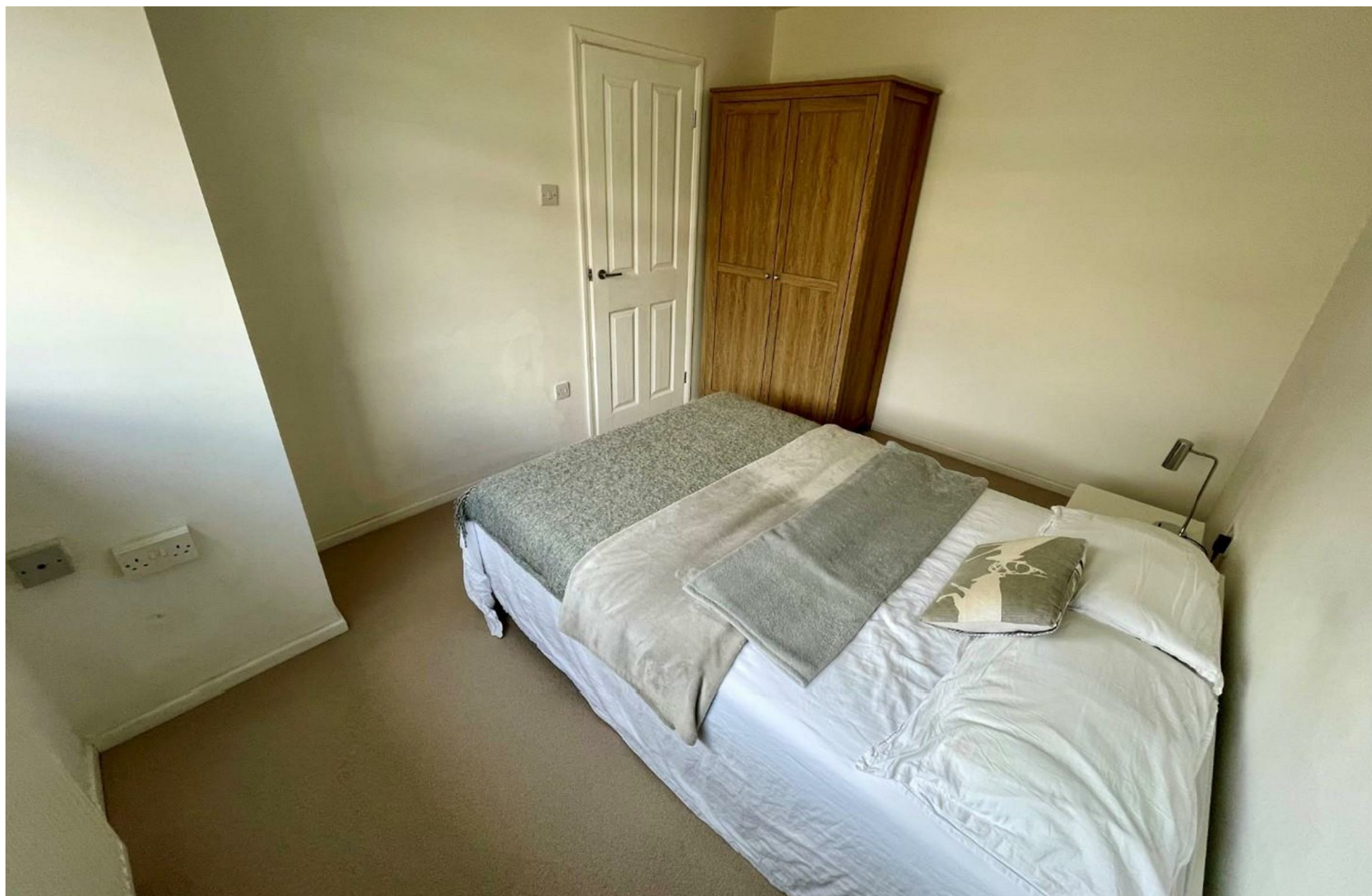
Disclaimer

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.















Total area: approx. 49.0 sq. metres (527.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	74	
(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

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