HAWKESFORD

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Residential
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Commercial

EDMONDES CLOSE, WARWICK CV34 5TX

TWO BEDROOM SEMI DETACHED BUGALOW LOCATED IN A QUIET LOCATION ON THE WOODLOES

- Two Bedrooms
- Living Room and Kitchen
- Modern Shower Room
- Large Entrance Porch
- Single Garage
- Recently Renovated
- Quiet Location
- No Chain
- EPC -D

2 BEDROOMS

PRICE GUIDE £220,000

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Nestled in the tranquil Edmondes Close, Warwick, this charming two-bedroom semi-detached bungalow presents an excellent opportunity for those seeking a peaceful retreat. Recently renovated, the property boasts a brand-new roof, ensuring both comfort and durability for years to come.

Upon entering, you are welcomed by a large and bright entrance porch that leads into a spacious living room. The modern shower room has been thoughtfully designed, offering a stylish and functional space for your daily routines.

The bungalow features two bedrooms, providing ample space for family or guests. Additionally, the property includes a garage which has also recently had a new roof, offering convenient storage or parking options and a small rear garden that is very much a blank canvas for the new owners to transform.

Situated in a quiet location, this home is ideal for those who appreciate a serene environment while still being close to local amenities. With no onward chain, this property is ready for you to move in and make it your own.

Frontage
At the front of the property there is a large paved fore garden with a number of established trees, shrubs and flowerbeds. Paved path leads up to the front door, as well as down the side to the covered passageway/bin store area.

Entrance
The inviting entrance porch is light and bright having windows to side and rea elevations. There is also a window looking into the kitchen, which is handy so you can see who is at your front door whilst in that part of the property.
The porch also has light point to ceiling and vinyl flooring

Living Room 16'0" x 10'4" (4.88m x 3.159m)
Located at the front of the property and having window to front elevation, carpet to floor, light point to ceiling, carpet to floor, a radiator and doors leading off to the kitchen and internal hall.

Kitchen 7'1" x 10'1" (2.161m x 3.079m)
Having a number of wall and base units, single bowl stainless steel sink set into worksurface, light point to ceiling, window looking into the porch area, vinyl flooring, space and plumbing for a washing machine, space for an undercounter fridge, door giving access out to the covered passageway, the Baxi boiler is also located in the kitchen which has been regularly serviced and is approx 5 years old.

Internal Hall
From the living room you continue through to an internal hall which gives access to the bedrooms and shower room. There is a built in storage cupboard, light point to ceiling and access to loft void to ceiling. We believe the loft is not boarded.

Bedroom One 9'10" x 9'9" (3.002m x 2.984m)
Having window looking out to the rear garden, carpet to floor, light point to ceiling and a radiator.

Bedroom Two 7'1" x 9'1" (2.179m x 2.775m)
Having window looking out to the rear garden, carpet to floor, light point to ceiling and a radiator.

Shower Room 5'6" x 5'8" (1.689m x 1.745m)
Comprising of a modern low profile walk in shower cubicle, vanity wash hand basin, low level flush wc, light point to ceiling, a radiator and walls partially covered with shower board.

Rear Garden and Garage 7'10" x 15'8" (garage) (2.4m x 4.78 (garage))
The rear garden currently has an area or crazy paving, and another area covered in bark chippings. It is very much a blank canvas and ready for someone to put their stamp on it.

A pedestrian door gives side access into the garage, which can also be accessed via a metal up and over door. There is no electric currently in the garage.

Viewing
Strictly by appointment through the Agents on 01926 411 480.

Council Tax
We understand the property to be Band B

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.

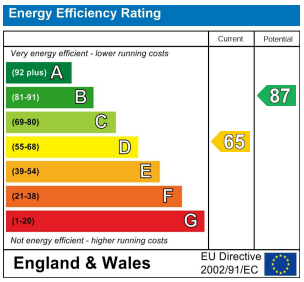
Special Note
All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

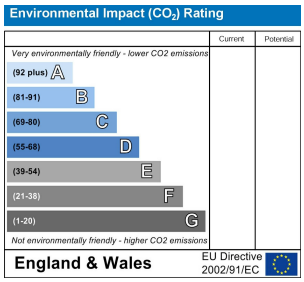
Photographs
Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

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.

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.

Bedroom 1
Bedroom 2
Shower Room
Kitchen
Lounge/Dining Room


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
65
87
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC