

THORNTON CLOSE, WARWICK CV34 5XU



A THREE BEDROOM, SEMI DETACHED HOME SET ON A CUL-DE-SAC LOCATION ON THE POPULAR WOODLOES PARK DEVELOPMENT. LOCATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE, TRAIN STATION AND HOSPITAL.

- Three Bedroom Property
 - Semi Detached
 - Kitchen Diner
 - Living Room
 - Bathroom
 - Downstairs WC
 - Garage and Driveway
 - Enclosed Rear Garden
 - No Upward Chain
 - EPC - E

3 BEDROOMS

PRICE GUIDE £280,000

Nestled in the tranquil area of Woodloes Park, Warwick, this charming semi-detached house on Thornton Close presents an excellent opportunity for those seeking a comfortable family home. The property boasts three well-proportioned bedrooms, making it ideal for families or those looking for extra space. The single reception room offers a welcoming area for relaxation and social gatherings, providing a perfect setting for family life.

While the house is clean and tidy, it does present an opportunity for modernisation, allowing new owners to put their personal stamp on the property and create a home that reflects their style and preferences. The bathroom is functional, and with a little creativity, it could be transformed into a contemporary sanctuary.

The location is particularly appealing, with Woodloes Park offering a friendly community atmosphere and convenient access to local amenities, A46 and M40 road networks as well as Warwick Hospital and train station. Residents can enjoy nearby parks, schools, and shops, making it a practical choice for families and professionals alike.

This property is a blank canvas, ready for someone to breathe new life into it. With its potential for improvement and its desirable location, this semi-detached house on Thornton Close is a fantastic opportunity for those looking to invest in a home in Warwick. Don't miss the chance to make this property your own.

Entrance Vestibule

Access to the property is via a white UPVC, double glazed, front door to side elevation which leads in to the entrance vestibule. With wood effect flooring and neutral decor to walls and ceiling, light point to ceiling and open doorway which leads in to a useful storage area.

Downstairs WC

Accessed via a wooden framed, glazed door and having a continuation of the flooring and decor, light point to ceiling, extractor to high level and fitted with a white low level WC and white basin with chrome hot and cold sink.

Entrance Hall

Accessed off the entrance vestibule via a white painted door and having a continuation of the flooring and decor, carpeted stairs lead up to the first floor landing, useful under stairs area with electric heater fitted, spotlights to ceiling, two light points to wall,

Kitchen Diner 14'3" x 10'4" (4.351m x 3.169m)

Accessed off the entrance hall and having tiles to floor and neutral decor to walls and ceiling, double glazed window to front elevation, light point to ceiling, electric heater to wall. The kitchen is fitted with a range of base and wall units with a white frontage and a granite effect, melamine work surface. Free standing, full sized Hotpoint fridge freezer, an integrated Beko double electric oven, a four ring ceramic hob with integrated extractor above, stainless steel sink with matching drainer with chrome hot and cold mixer tap and a free standing Bosch washing machine.

Living Room 16'8" x 11'7" (5.089m x 3.550m)

Having carpet to floor and a continuation of the neutral decor to walls and ceiling, bay style, UPVC, double glazed window to rear elevation, electric heater to wall, two light points to ceiling and a double glazed, UPVC door to rear elevation giving access out in to the garden.

From the entrance hall, carpeted stairs lead up to the first floor landing where there is a continuation of the carpet and decor, loft access and light point to ceiling, white painted doors lead in to all rooms as well as the airing cupboard which houses a lagged hot water tank.

Bedroom One 8'10" x 13'2" (2.695m x 4.026m)

Being carpeted to floor and having neutral decor to walls and ceiling, UPVC double glazed window to rear elevation, electric heater below and there is a light point to ceiling.

Bedroom Two 12'10" x 9'8" (3.930m x 2.948m)

Being carpeted to floor and having neutral decor to walls and ceiling, UPVC double glazed window to front elevation, electric heater below and there is a light point to ceiling.

Bedroom Three 7'7" x 9'3" (2.332m x 2.824m)

Being carpeted to floor and having neutral decor to walls and ceiling, UPVC double glazed window to rear elevation, electric heater and there is a light point to ceiling.

Bathroom

Having wood effect flooring and walls being tiled to ceiling height, UPVC obscure glazed, double glazed window to front elevation. Fitted with a built in WC with chrome push flush, a white basin with chrome hot and cold taps and a white bath with shower attachments.

Outside

To the rear of the property is an enclosed garden with full height gate to side giving access out to the front of the property

To the front is driveway parking and a wide gravel pathway leading to the front door and an outside tap. A white up and over garage door leads in to the garage which has the benefit of light and power.

Services

Please note there is no mains gas connected. We believe all other services are 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.

PLEASE NOTE: There is a monthly maintenance charge of approximately £20, payable to Orbit Housing

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.









