



Two bed, retirement bungalow

8 Holioake Drive
Warwick
CV34 6NF



MARGETTS
ESTABLISHED 1806

Price Guide £315,000

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A very rare and special property indeed! Designed for the over 55's, this exclusive development offers a rare two bedroom, semi detached bungalow providing well planned accommodation with delightful gardens and conservatory. Offered with no upward chain. Viewing is highly recommended.

Recess porch and front door opens into the

RECEPTION HALL

with timber effect flooring, radiator, coved ceiling and door opening to shelved storage cupboard.

KITCHEN

8'3" x 7'10"

with roll edge work surfacing extending around the room incorporating a single drainer stainless steel sink with mixer tap, tiled splashback areas and a Bosch four ring electric hob. Base units beneath with space and plumbing for a washing machine and slimline dishwasher. Range of eye level wall cupboards with cooker hood and tall larder cupboard suitable to slot in a fridge and separate freezer. Double glazed window to the front.

LOUNGE/DINER

17'10" x 12'2"

with timber effect flooring to match the entrance hall, radiators, coved ceiling, media wall with wiring, (please note TV and speakers available at separate negotiation) and sliding double glazed patio doors open into the

REAR CONSERVATORY

8'1" x 8'0"

with tiled floor and matching skirtings, electric radiator and double glazed windows and French doors to the rear garden.

INNER HALLWAY

with access to the roof space and airing cupboard housing the insulated hot water cylinder together with the Worcester gas fire central heating boiler.

BEDROOM ONE - FRONT

10'4" x 9'11"

with timber effect flooring, radiator and the measurements include a comprehensive range of fitted bedroom furniture with wardrobes, dressing unit, bedside cabinets and eyelevel wall cupboards.

BEDROOM TWO - REAR

10'6" max reducing to 8'0" x 8'4"

with timber effect flooring, radiator, double glazed window to the rear and double door fitted wardrobe with shelving to the side.

BATHROOM

has been refurbished to form a shower room with large walk-in shower cubicle with adjustable shower and screen, wash hand basin with mixer tap and cupboard below, low-level WC and concealed cistern, tiling to full height on all walls, downlighters, extractor fan and obscured double glazed window.

OUTSIDE

TO THE FRONT OF THE PROPERTY

there is a lawned fore garden with pathway leading to the front door.



REAR GARDEN

There is pedestrian access at the side of the property and this leads to the charming rear garden which has a patio area, shaped lawn, perimeter borders and large timber garden shed.

GENERAL INFORMATION

The property is freehold and all main services are connected. Please note that there is a service charge as a contribution towards the upkeep of the communal gardens in the development which we understand is approximately £30 per calendar month. (We are awaiting proof of this).

There are covenants on the property. Aged 55's + over. Please ask for more details.

THE PROPERTY IS SUBJECT TO GRANT OF PROBATE - PLEASE ASK FOR MORE DETAILS.







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Ground Floor

Approx. 62.4 sq. metres (671.5 sq. feet)



Total area: approx. 62.4 sq. metres (671.5 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

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