



## Detached 2 bed bungalow

50 Woodloes Avenue  
South  
Woodloes Park  
Warwick  
CV34 5TQ

  
**MARGETTS**  
ESTABLISHED 1806

**Price Guide £315,000**



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## Price Guide £315,000

Offered to a design rarely seen on the open market, this detached two bedroom bungalow enjoys a super position near shops and doctor's surgery together with nearby buses. The bungalow offers a conservatory and rear garage. Offered with no upward chain.

Front door opening into entrance vestibule

### LOUNGE/DINING ROOM

18'3" x 11'8"

with double glazed window to the front, fire setting with hearth and surround, and 2 radiators.

### BREAKFAST KITCHEN

11'7" max x 10'5" max

with L shaped range of work surfacing incorporating a single drainer sink with mixer tap and base units beneath with space and plumbing for dishwasher. Recess for cooker. Further run of work surfacing with base units and eye level cupboards and space for appliances including plumbing for washing machine. Wall mounted Baxi gas fire central heating boiler, radiator, double glazed window to the front and double glazed door to the side.

### INNER HALLWAY

with access to the roof space and large airing cupboard with shelving and insulated hot water cylinder.

### BEDROOM ONE - REAR

11'5" x 10'2"

with double glazed window and radiator.

### BEDROOM TWO

10'6" incl wardrobe x 7'9"

with radiator and double glazed window and the measurements include a full height double door wardrobe.

### FORMER BATHROOM CONVERTED TO SHOWER ROOM

with fully tiled shower cubicle, wash hand basin, low-level WC, heated towel rail, extractor fan, shaver point and wall light.

### LARGE CONSERVATORY

13'6" x 9'5"

with double glazed window and sliding patio door to the rear garden, and central heating radiator.

### OUTSIDE

#### TO THE FRONT OF THE PROPERTY

there is a neat lawned fore garden with path leading to the front door and gate and path at the side leading to the rear of the property.

#### THE REAR GARDEN

has a shaped lawn with patio and pathways, and flower borders stocked with shrubs and plants.

#### TIMBER GARDEN SHED

Access from the rear of the property to a

#### SINGLE GARAGE

with personal door into the garden. The garage has electric light and power.

#### GENERAL INFORMATION

The property is freehold and all mains services are connected.













**50 Woodloes Avenue South, Woodloes Park, Warwick,  
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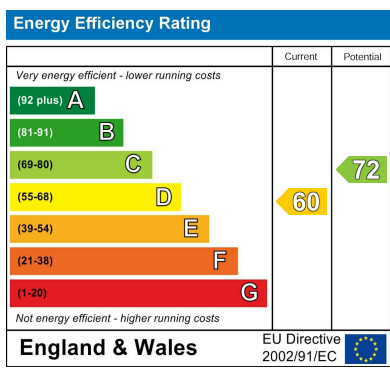
# Ground Floor

Approx. 71.0 sq. metres (764.1 sq. feet)



Total area: approx. 71.0 sq. metres (764.1 sq. feet)

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



## CONTACT

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