







Delightful, three bed, link-detached bungalow

8 Lee Close
Woodloes Park
Warwick
CV34 5FF

MARGETTS
ESTABLISHED 1806

Or Nearest Offer
£360,000

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***** NO UPWARD CHAIN *** GREAT VALUE *** Delightful, THREE bedroom, link-detached bungalow offered located on a popular cul-de-sac setting, with private drive and OUTSTANDING VIEWS from the front towards Warwick. Provides well planned accommodation in a charming location. Benefits Ensuite WC, a single garage, gardens to the front & rear. Woodloes Park enjoys Buses, Doctors, Shops, Takeaways and School.**

Steps lead up to a double glazed front door which opens into the

RECEPTION HALL
with radiator and access to the roof space and door opening to a cloaks cupboard with hanging rail and shelves.

"L" SHAPED LOUNGE DINER
15'4" x 10'9" + 5'8" x 8'6"
with double glazed patio door and picture window to the rear (key missing) and further double glazed window to the front. The room enjoys double panel radiators and wall mounted gas fire.

BREAKFAST KITCHEN
15'2" x 10'8" reducing to 7'2"
with double drainer, stainless steel sink unit with work surfacing and base units extending around the room and eye-level wall cupboards with recess for cooker. Space and plumbing for washing machine, wall mounted gas fired central heating boiler, tiled floor and obscured double glazed door and windows to the rear garden.

BEDROOM ONE - FRONT
13'7" x 8'11"
with double glazed window and radiator and the dimensions exclude the double door, built-in wardrobe with hanging rail and shelf.

ENSUITE CLOAKROOM
with WC, wash hand basin and single glazed obscured window.

BEDROOM TWO
10'6" x 9'1" excl. door recess
with radiator and double glazed window.

BEDROOM THREE - SIDE
7'6" x 7'0"
with double glazed window and radiator.

REFITTED BATHROOM
with panelled bath having mixer tap and tap secured shower over, wash hand basin in vanity unit with mixer tap, low level WC with concealed cistern, heated towel rail and door opening to airing cupboard with slatted wood shelving and insulated hot water cylinder.

OUTSIDE - PARKING
Set back from the main cul-de-sac, the property enjoys access via a tarmac private drive which also gives access to next door. There is a parking area in front of the property and shaped lawn to the side giving access to the

ATTACHED SINGLE GARAGE
with up and over door, electric light and power.

ENCLOSED REAR GARDEN
has a central shaped lawn and patio adjoining the property and enjoys a good degree of privacy. A path with gate at the side.

GENERAL INFORMATION
The property is freehold and all mains services are connected.
(Please note some keys are missing to some of the windows and the rear patio door from the lounge).















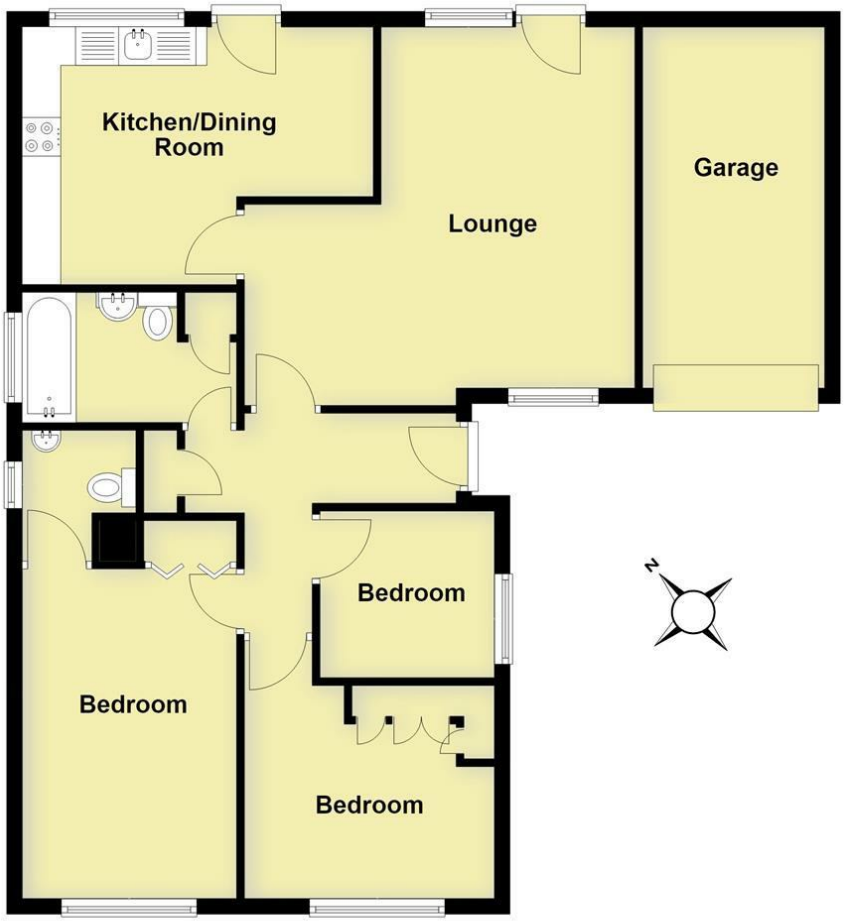


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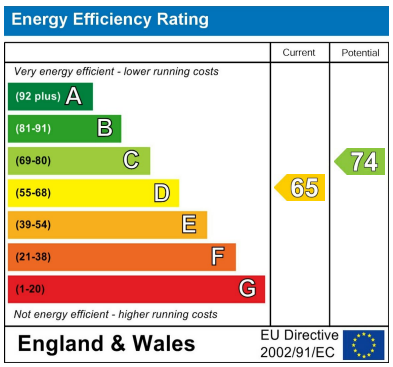
Ground Floor

Approx. 88.2 sq. metres (949.2 sq. feet)



Total area: approx. 88.2 sq. metres (949.2 sq. feet)

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



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