







Much improved, 2 bed, semi-detached bungalow.

6 Westcliffe Drive
Woodloes Park
Warwick
CV34 5UQ

MARGETTS
ESTABLISHED 1806

Guide Price £290,000

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NO UPWARD CHAIN. Superbly located near shops and buses, this much improved, two bedroom, semi-detached bungalow enjoys delightful gardens and the former garage has now been made into a charming garden room/home office. The property benefits from off-road parking, double glazing, refurbished shower room and kitchen. We warmly recommend viewing at the earliest opportunity.

Canopy porch and double glazed front door with matching side window opens into;

RECEPTION HALL
with radiator and access to the roof space.

SHOWER ROOM formerly bathroom
with shower cubicle having adjustable shower and rain shower over, wash hand basin with mixer tap and drawers beneath, low level WC, panelled walls, heated towel rail, and obscured double glazed window.

"L" SHAPED LOUNGE/DINING ROOM
16'9" x 11'6" reducing to 8'5"
with laminate flooring, double panel radiator, sliding double glazed patio doors to the rear garden and access through to the;

FITTED KITCHEN
with modern work surfacing incorporating a stainless steel, single drainer sink unit with mixer tap and base units beneath leaving space and plumbing for slimline dishwasher and washing machine. Further work surfacing leaving space for appliance and cooker and having tall larder cupboard at the end, tiled splashback areas, double door wall cupboard housing the gas fired central heating boiler. Double glazed window to the rear and obscured double glazed door to the side.

BEDROOM ONE
10'11" x 9'8"
with radiator and double glazed window to the front.

BEDROOM TWO
7'10" x 7'4"
with single panel radiator and double glazed window to the front and the measurements exclude a wardrobe recessed with hanging rail and shelf.

OUTSIDE

TO THE FRONT OF THE PROPERTY
there is a shaped lawn and driveway providing parking.

GARDEN ROOM formerly garage
17'1" x 8'1" excluding alcove
with double glazed window to the front, sliding double glazed patio doors opening onto the garden, laminate flooring, rear single glazed window and electric light and power.

ENCLOSED REAR GARDEN
is laid to Astroturf with patio areas both at the rear of the garden and adjoining the bungalow.

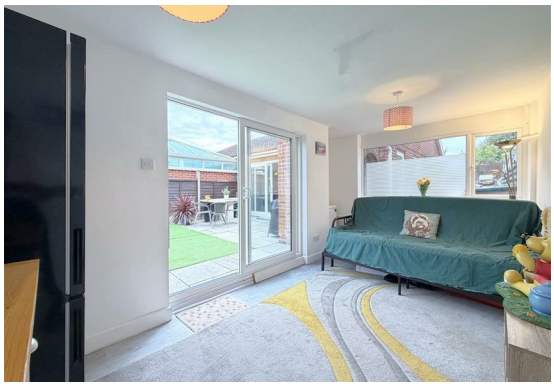
LARGE TIMBER SUMMERHOUSE
This is available under separate negotiation.

AGENTS NOTES
The property is freehold and all mains services are connected.











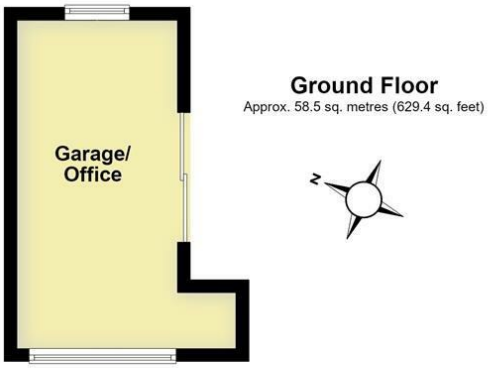






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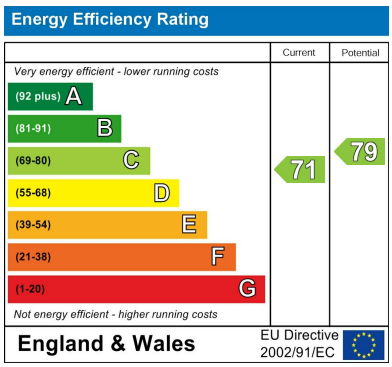
Ground Floor

Approx. 58.5 sq. metres (629.4 sq. feet)



Total area: approx. 58.5 sq. metres (629.4 sq. feet)

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



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