

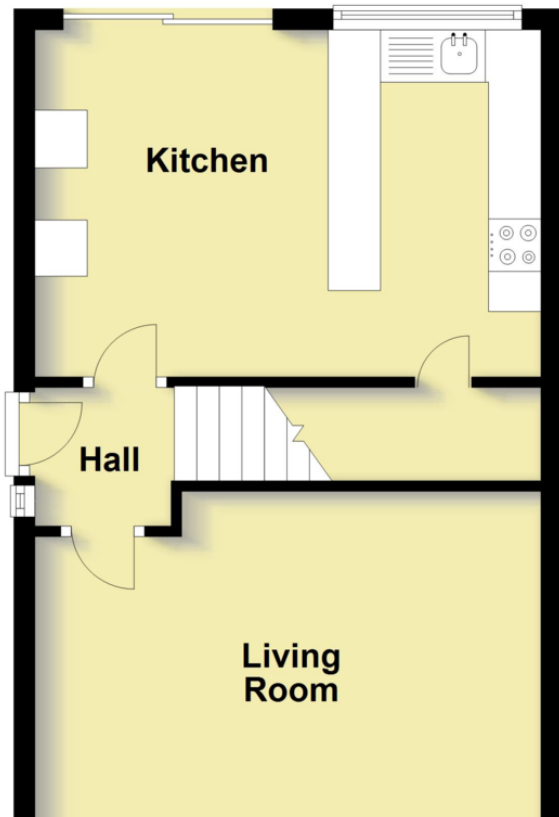


MARGETTS
ESTABLISHED 1806

CHARTERED SURVEYORS • LAND AGENTS • ESTATE AGENTS • LETTING AGENTS

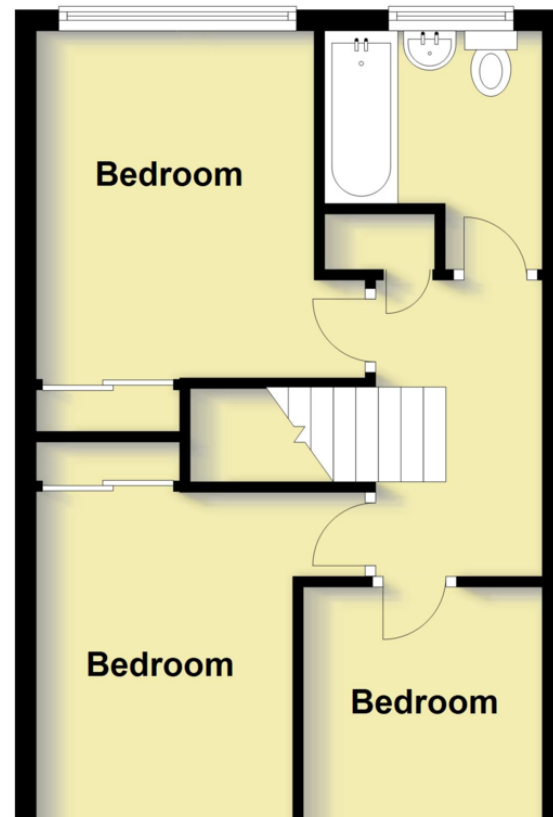
Ground Floor

Approx. 37.4 sq. metres (402.4 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.4 sq. feet)



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7 Brese Avenue, Woodloes Park, Warwick, CV34 5TS

Offers Over £295,000 Freehold



- Link detached
- Three bedrooms
- Full width living room
- Full width rear dining kitchen
- Bathroom
- Off-road parking
- Single garage
- Rear garden and patio
- Double glazing

An attractive three bedroom, link detached home in a popular part of Woodloes Park, requiring updating and modernisation. Sensible price with high levels of interest anticipated.

Double glazed French door with matching side window opens into the Entrance Vestibule.

FULL WIDTH LIVING ROOM

15' 10" x 10' 11" (4.83m x 3.34m max reducing to 2.93m) with two large double glazed picture windows to the front, double panel radiator and TV aerial point.

REAR DINING KITCHEN

15' 11" x 10' 10" (4.86m x 3.32m) with single drainer sink unit and range of units, wall mounted Worcester gas fired central heating boiler, door to large under stairs storage cupboard, double panel radiator, double glazed window, and sliding patio doors opening to the rear garden.



DINER



Staircase from the Entrance Vestibule proceeds to the First Floor Landing with access to the roof space. Off the Landing there is an airing cupboard with hot water cylinder and slatted wooden shelf.

BEDROOM ONE (REAR)

11' 1" x 8' 8" (3.39m excluding wardrobe x 2.65m excluding door recess.) Double glazed window to the rear and double panel radiator.



BEDROOM TWO (FRONT)

11' 3" x 8' 2" (3.43m excluding wardrobe x 2.50m excluding deep door recess) with double glazed window to the front and radiator.



BEDROOM THREE

7' 10" x 7' 5" (2.41m x 2.27m) with radiator and double glazed window.



BATHROOM

has a white suite with panelled bath, having adjustable shower over, wash hand basin, low level WC, radiator, tiled areas and obscured double glazed window.



OUTSIDE - FRONT AND PARKING

To the front of the property, there is a large parking area which gives access to a

SINGLE GARAGE

with up and over door both to the front and rear.

REAR GARDEN

has a large patio and lawn beyond.

AGENTS NOTES

We believe the property to be freehold.
We believe all mains services are connected.
Viewings are strictly by prior appointment through the agents.

Agent's Notes

Council Tax Band D.

Local Authority: Warwick District Council

VALUATIONS & SURVEYS FOR PURCHASERS
As Chartered Surveyors we conduct a range of surveys and Valuation Reports for prospective purchasers, including RICS Homebuyer Reports and Valuation Condition Reports. Please telephone us for an informal discussion and competitive fee quotation which we trust will meet your survey requirements. We are, of course, precluded from undertaking surveys on properties that Margetts Warwick Limited are offering for sale.

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