

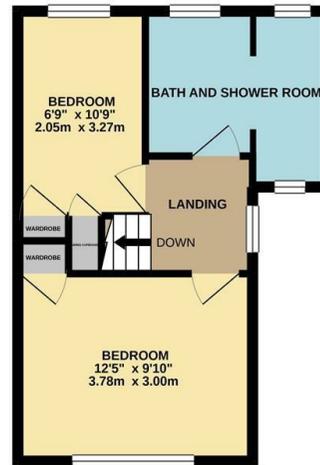
2 Cooke Close, Warwick
Offers in excess of £250,000

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GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA: 867 sq.ft. (80.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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A very well presented 2 bedroom semi-detached property on the sought after Woodloes Park development. Located within walking distance of Warwick Railway Station, Warwick Town Centre, investors should also note that it is ideal for JLR or Warwick Hospital employees.

This property has been extended to provide extremely flexible living accommodation, including an extended kitchen, a further shower room and an additional reception room, which is currently used as a dining room, but has been previously used as a playroom and a fully plumbed bedroom.

Comprising entrance hall, kitchen-diner, living room and the flexible living space. Upstairs are 2 bedrooms, a bath and shower room as well as storage. To the rear is a low maintenance garden and the front is a driveway for at least 2 vehicles.

Due to the quality of the finish and an exceptional price, interest in this property is expected to be high. It is recommended to book your own viewing early to avoid disappointment. Call us today.

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