



8 Edmondes Close

Warwick, CV34 5TX

£189,950

- Two Bedroom Semi Detached Bungalow
- Porch & Living Room
- Fitted Kitchen
- Energy Rating C





THE PROPERTY

A modern two bedroom semi detached bungalow built in 1974 located at the top of a safe and secure pedestrianised cul de sac on the popular Woodloes development. The bungalow, with gas fired central heating and double glazing would make an ideal first time buy or investment purchase. The accommodation comprises; enclosed porch, living room with feature fireplace, fitted kitchen with some appliances included, lobby, refitted quality bathroom, double bedroom, second bedroom/dining room. Outside there is a westerly facing private rear courtyard and to the front a useable fully enclosed private fore garden with secure side lean to, access and a garage en bloc.

APPROACH

Approached over a pedestrian tarmacadam pathway to a fully enclosed private front garden with surrounding perimeter hedging and fencing, timber gate and pathway leading to the

ENTRANCE PORCH

With frosted double glazed window and front door, ceiling down lighter, ceramic tiling to floor, Dimplex panel heater, coat hooks, multi paned door into the

LOUGE/DINING ROOM

15' 11" x 10' 5" (4.87m x 3.19m) With double glazed bay window to front, radiator, ceiling light, feature living flame effect coal electric fire with marble composite inset and hearth with white wood mantel and surround, wood laminate flooring, telephone point, t.v point, multi paned door to the

KITCHEN

10' 2" x 7' 1" (3.10m x 2.17m) Fitted with a range of matching white wood fronted base units with marble effect rounded edge work surfaces, single drainer stainless steel sink, under counter fridge and separate freezer, Flavel electric fan assisted oven with grill, space and plumbing for washing machine, ceramic tiling to splash back and flooring, ceiling light, double glazed window to front, frosted double glazed door to

SIDE LEAN TO

With a pitched polycarbonate roof with door to front and rear courtyard, wall mounted shelving and sensor control lighting.

INNER LOBBY

With ceramic tiling to floor, ceiling light, access to insulated and part boarded loft space with retractable ladder, useful storage cupboard with shelving, door to

DOUBLE BEDROOM ONE

9' 10" x 9' 10" (3.01m x 3.01m) With coving, ceiling light, radiator, double glazed window to side, t.v point.

DINING ROOM/BEDROOM TWO

9' 1" x 7' 1" (2.77m x 2.17m) With ceiling light, wall mounted Ferroli combination boiler servicing the hot water and central heating, radiator, ceramic tiling to floor, double glazed french doors onto the patio.

REFITTED BATHROOM

5' 6" x 5' 6" (1.70m x 1.71m) Refitted in 2020 with a quality three piece white suite with high level w.c, pedestal wash hand basin, panelled bath with mains fed chrome mixer tap with temperature control and matching chrome shower attachments, bi folding shower screen, ceramic tiling to walls with inset border, ceiling down lighters, vinyl flooring, wall mounted vanity cabinet, extractor fan, mirror and glazed shelves.

REAR COURTYARD

Fully enclosed by perimeter walls, laid paving with a pleasant westerly rear aspect.

FRONT GARDEN

Fully enclosed by perimeter hedging, with pathway planted with wild flowers, the front and rear garden are not overlooked. There is a bin store and outside cold water tap.

GARAGE

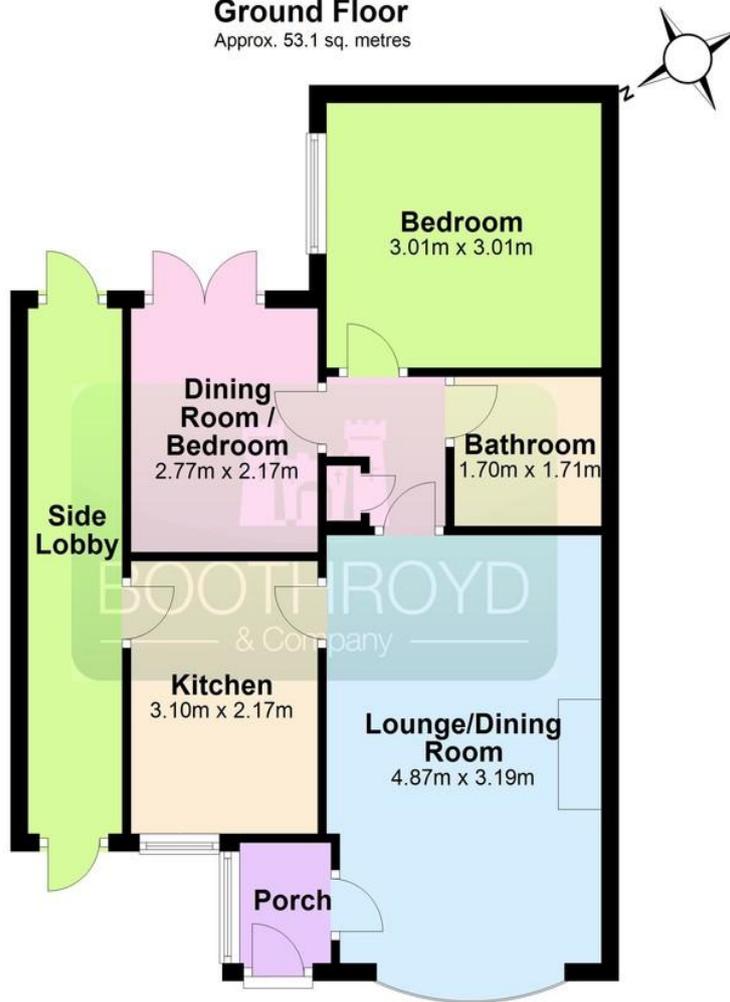
Single garage en bloc being the green metallic door, second from the left, with vehicular access from Neville Grove.

FIXTURES AND FITTINGS

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



Ground Floor
Approx. 53.1 sq. metres



Total area: approx. 53.1 sq. metres

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		90
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Warwick District Council

OFFICE
19 The Square
Kenilworth
Warwickshire
CV8 1EF

T: 01926 857244
E: sales@boothroyd.co.uk
W: www.boothroyd.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements