



74 Woodloes Avenue South

Warwick CV34 5TQ

Guide Price £360,000

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Being conveniently positioned in the heart of the Woodloes development and within easy reach of local amenities, this link detached family home offers improved and attractively presented accommodation throughout. Incorporating gas fired central heating, UPVC double glazing and being offered for sale on the open market. The property in brief include a spacious lounge, kitchen / breakfast room, dining room / office, utility area, conservatory, cloak room, storage / garage, three bedrooms and a family bathroom.

To the outside there is off road parking and a low maintenance rear garden for families to enjoy. This is an ideal opportunity to purchase a beautifully presented family home in a popular Warwick location.

LOCATION

The Woodloes estate would of built in the 1970's and this property is situated in a great location and is close to local shops, a junior / primary school and Warwick Hospital. Warwick is a most attractive market town, convenient for access to many Midland centres and with excellent communications to the north and south by way of the motorway system. Junction 15 of the M40 is at Longbridge Island, two miles to the south of the town centre. Rail services are available at Warwick and Leamington Spa stations. The town has a wealth of amenities, including specialist shopping, restaurants and wine bars. Excellent educational facilities are available in both the private and public sector. Warwick Boys School and the Kings High School for Girls are close to the town centre.

Royal Leamington Spa is two miles away with more comprehensive shopping in The Parade and The Royal Priors and further good quality schools, Arnold Lodge and Kingsley School being well regarded.

ENTRANCE HALL

Having a gas central radiator, stairs rising to the first floor and a door leading in to the lounge.

LOUNGE

4.42m x 3.70m (14'6" x 12'1")
A great sized lounge which has a double glazed window to the front elevation, gas central radiator, gas fire place and space for lounge furniture. Also having remote controlled ceiling fans.

KITCHEN/BREAKFAST ROOM

4.60m x 3.09m (15'1" x 10'1")
A beautifully presented kitchen which comprises of a double glazed window to the rear, work top surfaces, cupboards, Bosch built in appliances such as a four ring gas hob with an extractor fan above, double oven unit and space for a fridge freezer. Also having an island in the centre with the sink unit built in and a dishwasher below. Also having a gas central radiator and sliding patio doors leading out to the conservatory.

DINING ROOM

3.05m x 2.44m (10'0" x 8'0")
This was originally the garage which has been converted in to a dining room / office. Having a gas central radiator and a door leading to a storage area / garage.

UTILITY ROOM

2.10m x 2.09m (6'10" x 6'10")
Having space for a washing machine, dryer, a door leading out to the rear garden and a door leading to the W/C.

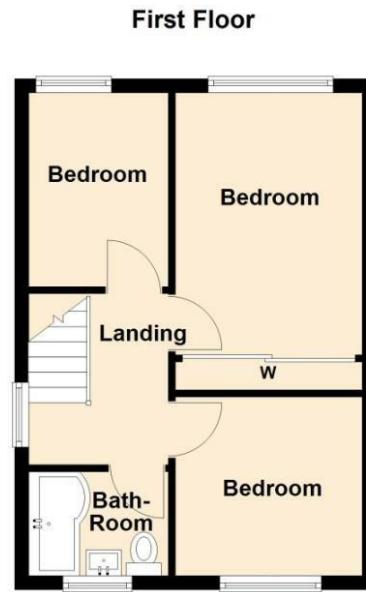
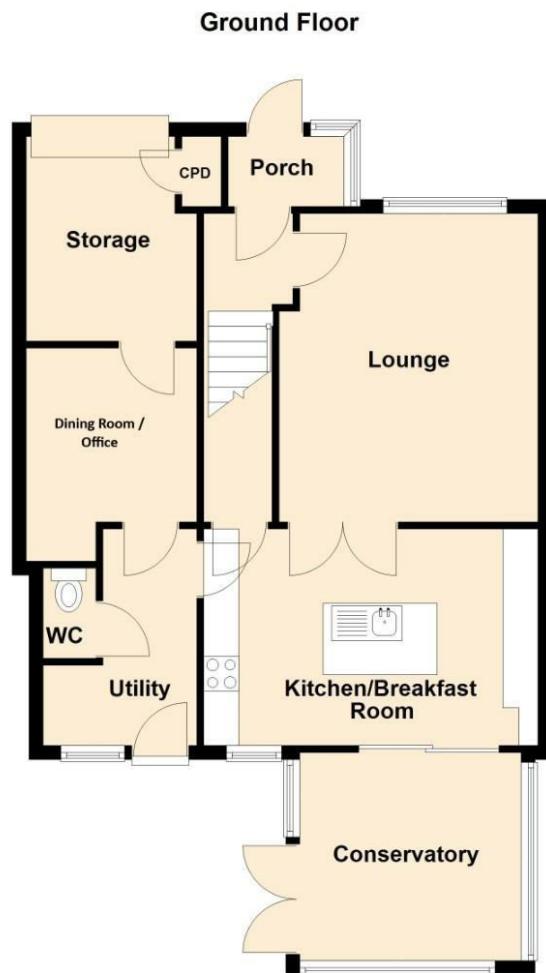
Features

- Great Location
- Easy Access To Royal Leamington Spa & Warwick Via Bus
- Close To Local Amenities
- Separate Dining Room
- Off Road Parking
- Rear Garden
- Ground Floor Cloak Room
- Conservatory





Floorplan



General Information

Tenure

Freehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band D - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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