

# 33 Dorchester Way

An attractive end-terraced bungalow with parking and a garage to the rear. In further detail the property on offer comprises: entrance hallway, lounge, kitchen, conservatory, two bedrooms and a shower room. This property has off-road parking for two vehicles and attractive rear garden leading to hardstanding to garage. There is gas central heating and double glazing throughout. An early internal viewing is strongly recommended to appreciate the property on offer.

Call us today for more information or to book an internal viewing.

### **Features**

Two Double Bedroom End Terrace

Sought After Location

Driveway & Detached Garage

Fantastic Transport Links & Schools Locally

Close to Hospital



# LOCATION KITCHEN Dorchester Way is ideally placed for all 2.61m x 2.17m (8'6" x 7'1")

amenities with a fantastic range of shops and supermarkets, multiple bus routes, nearby health clubs, bingo hall and a few minutes' walk to the University Hospital. There are various restaurants and transport is convenient with easy access to M6, M69, M1 and the A46.

#### **ENTRANCE HALL**

Via obscure double glazed door to the side elevation, thermostat heating control, telephone point, loft hatch and doors to adjacent rooms.

#### LOUNGE / DINING ROOM

5.26m x 3.56m (17'3" x 11'8")

Having a double glazed window to rear elevation, radiator, TV point, telephone connection, space for lounge furniture and a door leading to the:-

#### CONSERVATORY

2.91m x 2.53m (9'6" x 8'3")

Having tiled flooring, radiator, double glazed windows to the side elevation and a door leading out to the rear garden.

Incorporating range of eye level and base units, inset stainless steel single sink unit, built-in electric cooker and oven, combination boiler, space for free-standing under-counter fridge/freezer and space for a washing machine. Also having the benefit of a double glazed window to rear elevation which overlooks the rear garden and an obscure double glazed door to side elevation.

#### **BEDROOM ONE**

3.37m x 2.98m (11'0" x 9'9")

Having a double glazed window to front elevation with blinds, radiator, fitted corner design wardrobe and space for bedroom furniture.

#### **BEDROOM TWO**

2.38m x 2.29m (7'9" x 7'6")

Having a double glazed window to front elevation with blinds, radiator, built-in cupboard space housing electric consumer unit and space for bedroom furniture.

#### **SHOWER ROOM**

1.90m x 1.66m (6'2" x 5'5")

Incorporating a wash hand basin with storage below, low level WC, walk-in shower unit, radiator and a wall extractor. Also having an obscure double glazed window to side elevation.

#### REAR GARDEN

Excellent rear garden not overlooked. Having a shed and access to the rear garage.

#### **GARAGE**

5.27m x 2.39m (17'3" x 7'10") Having an up and over door.

#### **OUTSIDE FRONT**

There is off-road parking for two vehicles and access to the rear garden.

#### **DIRECTIONS**

Postcode for sat-nay - CV2 2NB













## Floorplan

Internal Living Area 504sq ft / 46.80m2



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

## Contact us

01926 888998

leamington@wiglesworth.com

## Visit us

14 Euston Place, Learnington Spa, Warwickshire, CV32 4LY

wiglesworth.com

## **General Information**

## Tenure

Freehold

# Fixtures & Fittings

### 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.

Specifically excluded unless mentioned in these sales particulars.

### Council Tax

Band B - Coventry City Council



