



**39 Hicks Close**

Warwick **CV34 5ND**

Guide Price £270,000

# 39 Hicks Close

## Woodloes

This beautifully presented semi-detached property is located upon a quiet position within the ever popular and sought after Woodloes Estate sitting on the fringe of Warwick. It allows easy access into the town of Warwick and is a short distance from a range of local amenities and the major road network. Set back from the road with a front garden, driveway and access to the garage, the property is accessed to the side. Upon entry, the entrance hallway gives access to a recently refitted dining kitchen with doors out to the garden and a good sized, bright living room located to the front of the property. The first floor landing offers access to the loft, a good sized double bedroom, a modern fitted bathroom suite and a second bedroom currently set out as a dressing / beauty room. To the rear, there is a charming private rear garden with a mix of mature borders, paving and lawns and also offers access to the garage.

### LOCATION

Woodloes lies approximately 1.5 miles north of central Warwick being within easy reach of the centres of both Warwick and Leamington Spa. Woodloes itself offers a useful range of day-to-day amenities and facilities including shops, primary school and social amenities, whilst the area is also well placed for access to local communication links including roads and links to neighbouring towns and centres and the Midland motorway network, as well as commuter rail links from Warwick and Warwick Parkway.

### ON THE FIRST FLOOR

#### Entrance Hallway

1.48m x 1.71m (4'10" x 5'7")  
A welcoming entrance, accessed via the side aspect with wood effect laminate flooring and doors leading off to:-

#### Dining Kitchen

3.76m x 2.98m (12'4" x 9'9")  
This beautifully presented and

recently re-fitted kitchen offers a range of grey gloss effect wall and base units with complementary work surfaces and tiled splash backs. Integrated appliances include an electric oven, gas hob and extractor hood. There are also spaces for a stand up fridge freezer and space / plumbing for a washing machine. The flooring is finished with a modern style vinyl flooring and there are large double doors leading out to the garden.

#### Living Room

3.89m x 3.77m (12'9" x 12'4")  
This sizable and nicely proportioned living room is located to the front of the property with a large double glazed window flooding light within. It has been tastefully decorated and the stairs open up into the room.

### ON THE FIRST FLOOR

#### Landing

1.78m x 1.68m (5'10" x 5'6")  
This L-shaped landing offers access to the loft and have doors leading off to all rooms on this level.

#### Bedroom One

3.75m x 3.00m (12'3" x 9'10")  
This well proportioned double bedroom, once again, is finished with tasteful decor and offers a fitted storage cupboard and large double glazed window to the front aspect.

#### Bathroom

1.91m x 1.66m (6'3" x 5'5")  
This modern and fitted bathroom suite includes a bath with shower over, wash hand basin and low level flush WC. The floor is finished with a modern vinyl style and the walls are entirely tiled with chrome heated towel rail.

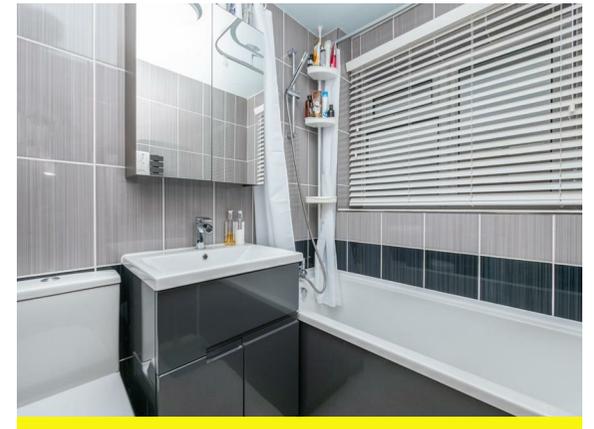
#### Bedroom Two

2.98m x 2.01m (9'9" x 6'7")  
This second bedroom is currently set up as a dressing /

## Features

- Semi Detached
- Immaculate Condition Throughout
- Refitted Dining Kitchen
- Popular & Convenient Position
- Two Bedrooms
- Immaculate Bathroom
- Driveway & Garage
- Charming Private Garden

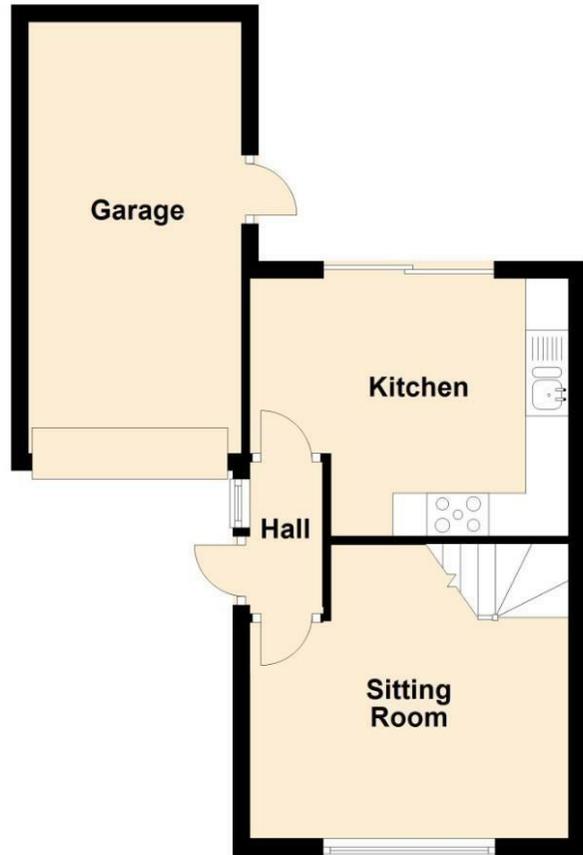




## Floorplan

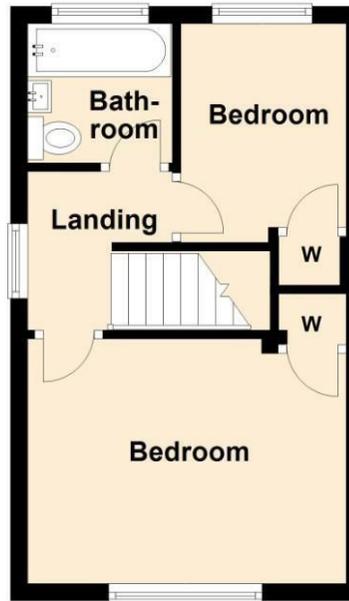
### Ground Floor

Approx. 37.1 sq. metres (399.8 sq. feet)



### First Floor

Approx. 24.4 sq. metres (262.5 sq. feet)



Total area: approx. 61.5 sq. metres (662.3 sq. feet)

## General Information

### Tenure

Freehold

### Fixtures & Fittings

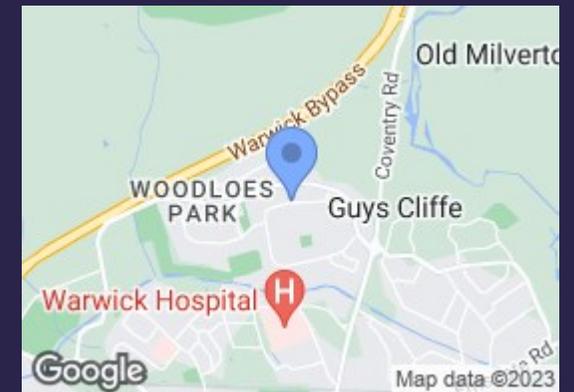
Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that all mains services 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 C - Warwick District Council



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Contact us

01926 888998

leamington@wiglesworth.com

## Visit us

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

wiglesworth.com