



1 Corbison Close

Warwick **CV34 5EZ**

Guide Price £230,000

I Corbison Close

Being pleasantly situated within a no-through road, this 1970's built semi-detached bungalow provides two bedroomed accommodation and is offered for sale with the benefit of no onward chain. Benefiting from gas fired central heating and replacement UPVC double glazing, the property does now offer scope and potential for up-dating and re-decoration and could provide an ideal and economical home for those seeking ground floor living or simply a bungalow within a popular and convenient location.

LOCATION

Woodloes is a modern residential development which is positioned a short distance north of central Warwick, whilst also being within easy reach of the centre of Leamington Spa. Woodloes itself offers a comprehensive range of day-to-day facilities and amenities including local shops, schools and social hubs, whilst the historic centre of Warwick is within walking distance. In addition there are good local road links available to routes out of the town including links to the Midland motorway network, notably via the A46, there also being regular commuter rail links and services available from both Warwick Station and Warwick Parkway.

ALL ON THE GROUND FLOOR

UPVC double glazed entrance door opening into:-

ENTRANCE HALLWAY

With central heating radiator, access trap to the roof space, cupboard housing the gas meter and doors radiating to:-

LOUNGE/DINING ROOM

5.13m x 3.55m max (16'9" x 11'7" max)
With UPVC double glazed sliding patio doors giving external access to the rear garden, central heating radiator, wall mounted Valour coal effect gas fire and doors to:-

KITCHEN

2.59m x 2.19m (8'5" x 7'2")
Having a basic range of cupboards incorporating single drainer stainless steel sink unit, base cupboards with roll edged worktops over along with several wall cabinets, built-in cupboard, space for fridge freezer, washing machine and cooker, UPVC double glazed

window, wall mounted Worcester gas fired boiler and UPVC double glazed door giving external access to the side of the property.

BEDROOM ONE (FRONT)

3.32m x 2.97m (10'10" x 9'8")
With UPVC double glazed window and central heating radiator.

BEDROOM TWO (FRONT)

2.46m x 2.27m (8'0" x 7'5")
With built-in cupboard, UPVC double glazed window and central heating radiator.

SHOWER ROOM

Having been re-fitted in wet room style to allow access for a person of limited mobility and having central floor soak-away, wall mounted Mira electric shower unit, ceramic tiled splash

Features

- Semi-Detached Bungalow
- Pleasant Cul-De-Sac Position
- Lounge/Dining Room
- Kitchen
- Two Bedrooms
- Re-fitted Shower Room
- Gardens Front and Rear
- Off-Road Parking Space

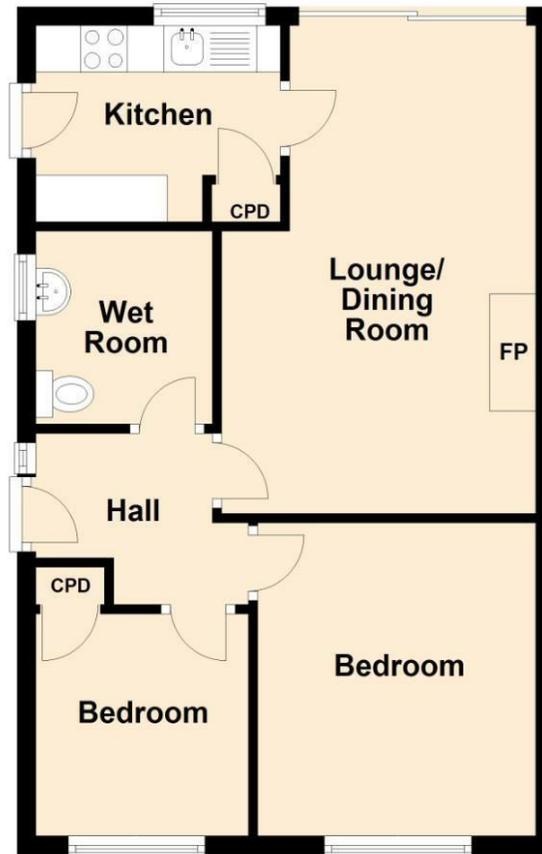




Floorplan

Ground Floor

Approx. 46.7 sq. metres (502.9 sq. feet)



Total area: approx. 46.7 sq. metres (502.9 sq. feet)

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 C - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	70	
(55-68) D		
(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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