



19 Barnack Drive

Warwick **CV34 5TY**

Guide Price £260,000

19 Barnack Drive

This charming and well presented semi detached bungalow is located on this quiet residential cul-de-sac on the ever popular and conveniently positioned Woodloes development on the fringe of Warwick. The property offers easy access into the towns of Warwick and Leamington Spa together with access to the major road networks. There is a driveway and front garden which leads to the main front door. Upon entry, the welcoming entrance gives way to a well proportioned living / dining room with doors to the gardens, a nice presented breakfast kitchen, two bedrooms and a well equipped bathroom. Externally to the rear there are paved sections and lawns and access to a garage with running water and power. The property is offered with no onward chain and is in great condition throughout.

Features

Semi Detached Bungalow
Immaculately Presented
Conveniently Positioned
Quiet Cul De Sac Location
No Onward Chain
Well Proportioned Living
Accommodation
Two Bedrooms
Driveway & Garage
Charming Rear Garden



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 GROUND FLOOR

Entrance Hallway

1.98m x 1.89m (6'5" x 6'2")
A welcoming entrance hallway with neutral decor and newly laid carpets. There is a handy storage cupboard and doors leading off to all rooms.

Living / Dining Room

5.31m x 3.49m (17'5" x 11'5")
A well proportioned reception room with space for both living and dining. Once again the newly laid carpets and neutral decor continues through and large sliding patio doors lead out to the garden. A further set of doors lead into the kitchen.

Breakfast Kitchen

2.82m x 2.18m (9'3" x 7'1")
A well presented kitchen with tasteful laminate flooring. There is an array of white eye level and base units with complimentary work surfaces and splash backs and integrated appliances including an oven and hob. There is space for an under counter fridge and freezer. A doorway leads to the side patio giving access into the garage.

Bedroom One

3.49m x 3.00m (11'5" x 9'10")
A good sized double bedroom located to the front aspect and being finished with a lovely neutral decor and newly laid carpets. Benefiting with fitted wardrobes and storage.

Bedroom Two

2.40m x 2.32m (7'10" x 7'7")
This second bedroom is currently used as a dressing room with its fitted wardrobes and also as an home office.

Bathroom

1.97m x 1.76m (6'5" x 5'9")
A modern fitted bathroom with a large corner shower with electric shower and glass screens, a vanity unit with wash hand basin and wc incorporated. The flooring has been finished with a tasteful laminate flooring and the walls have been tiled to the splash back areas. A frosted window to the side aspect sheds light within.

OUTSIDE

Front

There is a good sized front garden with an expanse of lawns. The driveway has been block paved and offers space for a vehicle and steps down to the side access and main front door with large access gate to the rear garden.

Rear

There is a good sized private rear garden with paving to the side from the kitchen and rear from the living room. This leads to the garage which has lighting, power and hot and cold water feed and so could be used as a utility room for the washing machine. There is also an expanse of lawn with mature plants and rear gate.

DIRECTIONS

Please use CV34 5TY for satellite navigation purposes.

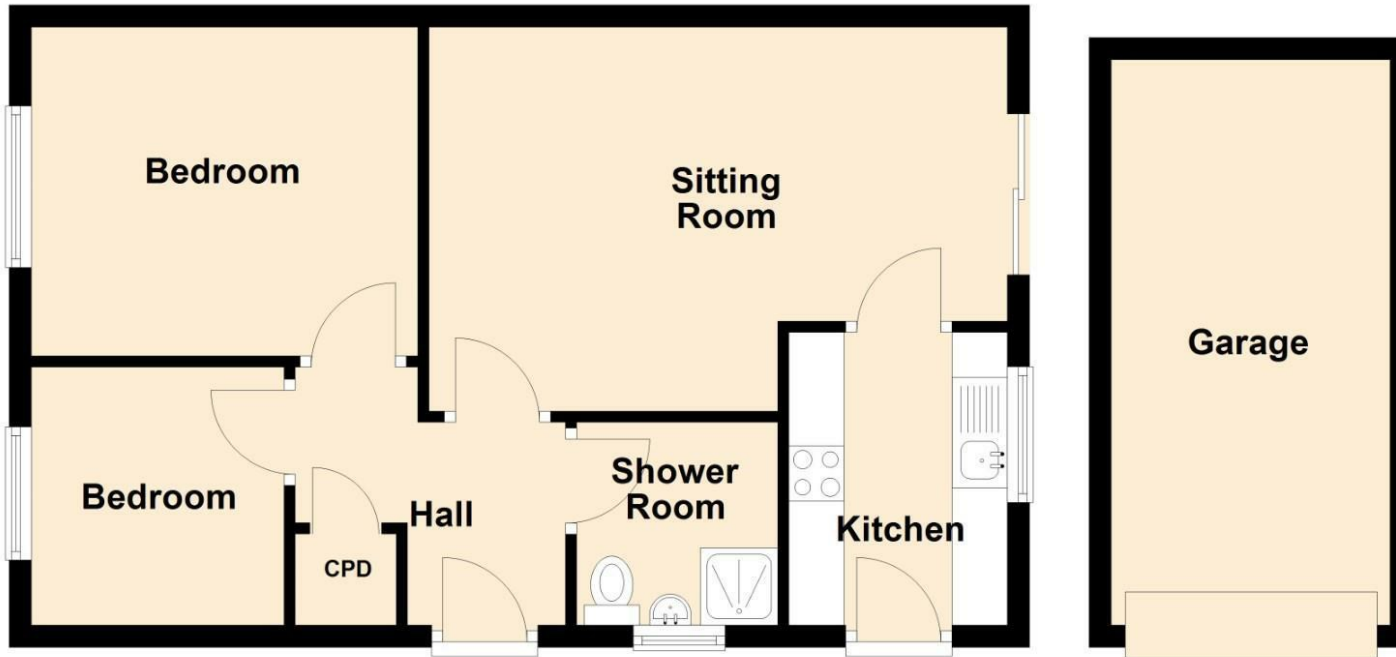




Floorplan

Ground Floor

Approx. 60.8 sq. metres (654.5 sq. feet)



Total area: approx. 60.8 sq. metres (654.5 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		91
(81-91) B		
(69-80) C	72	
(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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