



**7 Woodville Road**

Warwick **CV34 5BS**

Offers Over £150,000

# 7 Woodville Road

Being conveniently situated within easy reach of Warwick railway station and the town centre, this ground floor flat is offered for sale with the benefit of no onward chain and offers good scope and potential for a purchaser to improve and redecorate to personal taste and style. Having gas fired central heating and UPVC double glazing, the accommodation includes a spacious lounge, together with kitchen, two bedrooms and bathroom. Externally the flat has its own private garden to the rear, along with a tarmacadam hardstanding. This is a good opportunity for either a first-time purchaser or alternatively a residential buy-to-let investment.

## LOCATION

Woodville Road is conveniently situated within walking distance of Warwick Hospital, Warwick railway station and the town centre which, along with its famous castle, offers a wide range of shops and independent retailers, bars, restaurants and parks. Warwick Station offers regular commuter rail links to numerous destinations including London and Birmingham, there also being excellent local road networks locally, including the A46 which links directly to the M40, as well as links to Leamington Spa, Stratford upon Avon, Kenilworth and Coventry.

## ON THE GROUND FLOOR

UPVC entrance door opening into:-

## RECEPTION HALLWAY

With wall mounted Main gas fired boiler, door to bathroom and door to:-

## LOUNGE

3.61m x 5.66m (11'10" x 18'7") plus depth of UPVC double glazed bay window.

With two central heating radiators, further UPVC double glazed window to side elevation and door to:-

## KITCHEN

5.23m max x 2.44m max (17'2" max x 8'0" max)

Fitted with a range of light wood effect units comprising base cupboards and drawers with roll edged worktops over and tiled splashbacks, a range of matching wall cabinets, stainless steel sink unit with double cupboard below, space and connection for gas cooker with stainless steel filter hood over, central heating radiator and UPVC double glazed door giving external access to the rear garden.

## BEDROOM ONE

3.71m max x 2.97m max (12'2" max x 9'9" max)

forming an 'L' shape. Wit UPVC double glazed window and central heating radiator.

## BEDROOM TWO

3.76m x 2.21m (12'4" x 7'3")

With UPVC double glazed window and central heating radiator.

## BATHROOM

With three piece white suite comprising low level WC, pedestal wash hand basin, panelled bath with Mira electric shower unit over and central heating radiator.

## Features

- Ground Floor Flat
- Convenient Location Close to Station
- Spacious Lounge
- Kitchen
- Two Bedrooms
- Bathroom
- Rear Garden
- Tarmacadam Hardstanding
- No Chain
- Excellent Potential

## OUTSIDE

### GARDEN

To the rear of the property is an enclosed paved garden providing ample space for garden furniture, barbecue etc. A gate opens from the garden to:-

### TARMACADAM HARDSTANDING

Which is large enough to provide off-road parking space for one small car and alongside of which is communal bin store which serves both number 7 and neighbouring flats.

## TENURE

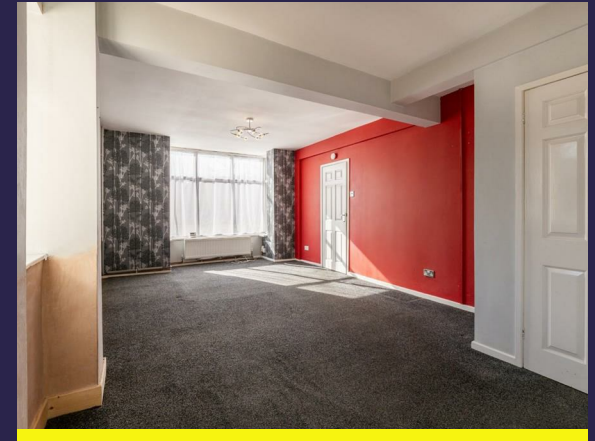
The property is to be sold with the benefit of a new 999 year lease. There will be no ground rent payable.

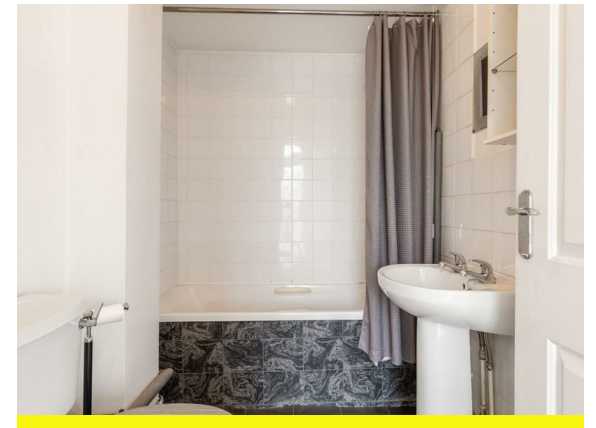
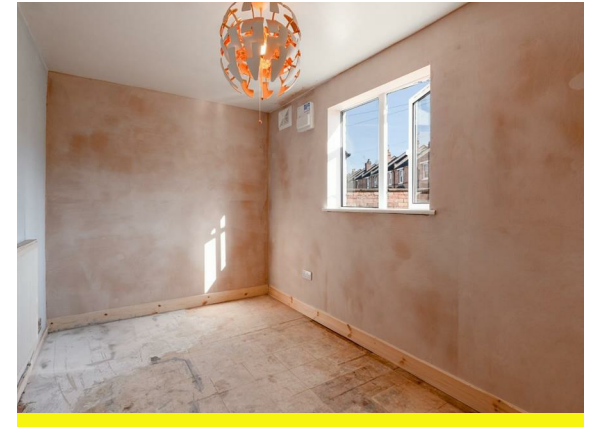
## SERVICE CHARGE

The service charge is in the process of being calculated, but is expected to be approximately £100 per calendar month.

## DIRECTIONS

Postcode for sat-nav - CV34 5BS





## Floorplan

Internal Living Area 594sq ft / 55.14m<sup>2</sup>

### GROUND FLOOR



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

## General Information

### Tenure

Leasehold

### 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 A - Warwick District Council



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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>	70	78
	EU Directive 2002/91/EC	

## Contact us

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## Visit us

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