



GODFREY-PAYTON  
CHARTERED SURVEYORS



10 Noble Close

Warwick, CV34 6BL

Guide price £310,000



## 10 Noble Close

, Warwick, CV34 6BL

A semi-detached bungalow situated in a quiet position at the end of a cul-de-sac backing on to sports fields.

The property is thought to have been built in the 1970's of brick faced cavity construction beneath a pitched, concrete tiled roof and has been well maintained throughout.

There is full modern UPVC replacement double glazing and doors with bow window to the front living room.

To the front and side of the property is a brick driveway providing parking together with a detached garage.

There is an attractive, private garden to rear together with a good sized conservatory.

Noble Close comprises semi-detached bungalows and is conveniently placed within walking distance of Warwick town centre facilities.

Being just off the Stratford Road, there is easy access to junction 15 of the M40 motorway, approximately one mile with Warwick Parkway and town railway stations, all within convenient reach.

Leamington Spa town centre together with Coventry and Birmingham are all within easy reach.

Entrance Hall leading to

### Living Room

having stone fireplace, fitted gas "Living Flame" fire.

### Inner Hallway

with airing cupboard housing the hot water cylinder, access hatch to the roof space where the gas fired central heating boiler is located.

### Kitchen/Breakfast Room

15'3" x 8'9" (4.67 x 2.67)

which has been re-fitted over recent years with good range of units incorporating work top with twin stainless steel basins, six base cupboards, one drawer unit, five wall mounted cupboards and built-in "Zanussi" electric oven and hob. Oak laminate flooring and wall mounted open shelf and drawers.

### Bedroom

UPVC window to front elevation and fitted wardrobes

### Shower Room

refurbished over recent years with shower cubicle having "Mira" electric shower, full ceramic tiling to walls, vanity unit, wash hand basin having cupboards under, WC, chrome wall mounted towel rail.

### Conservatory

2.77m x 2.51m

with solid roof, full UPVC double doors and windows and access to garden patio area with raised shrub beds and Timber Summer House (approx.. 2.3m x 1.96m)

The brick paved driveway extends around the side of the bungalow to the detached garage with metal up-and-over door with front storage area sectioned to provide an

Office/Hobbies Room to the rear of the garage with work surface and drawers.

### GENERAL COMMENTS

#### Services

All main services are connected with gas fired central heating boiler and electric immersion for hot water.

#### Tenure

The property is Freehold and will be sold with vacant possession.

Energy Performance Certificate. TBC (A copy of the EPC Certificate can be downloaded from [www.epcregister.com](http://www.epcregister.com))

#### Local Authority

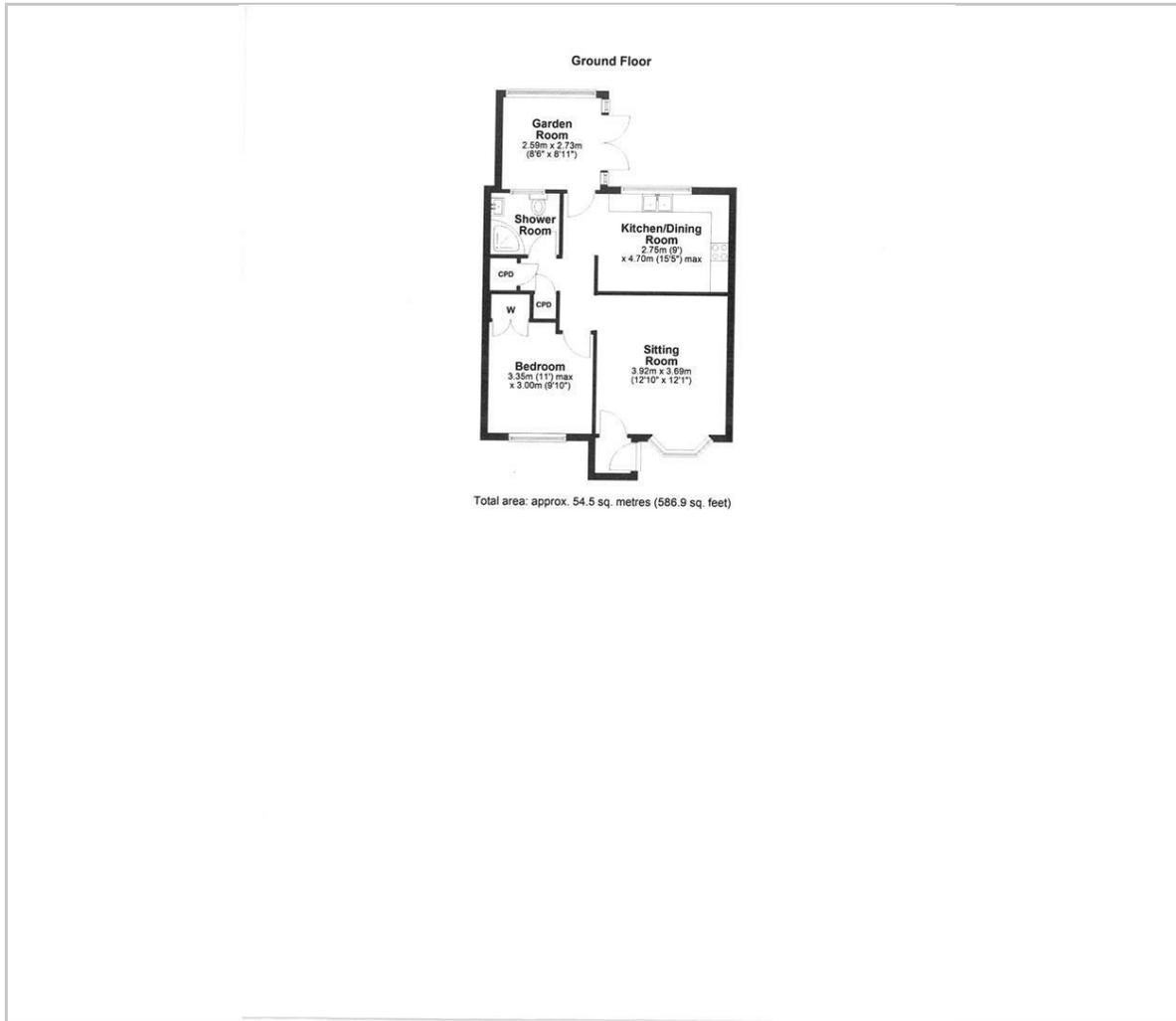
Warwick District Council, Riverside House, Milverton Hill, Leamington Spa CV32 5HZ.

Tel: 01926 450000





## Floor Plan



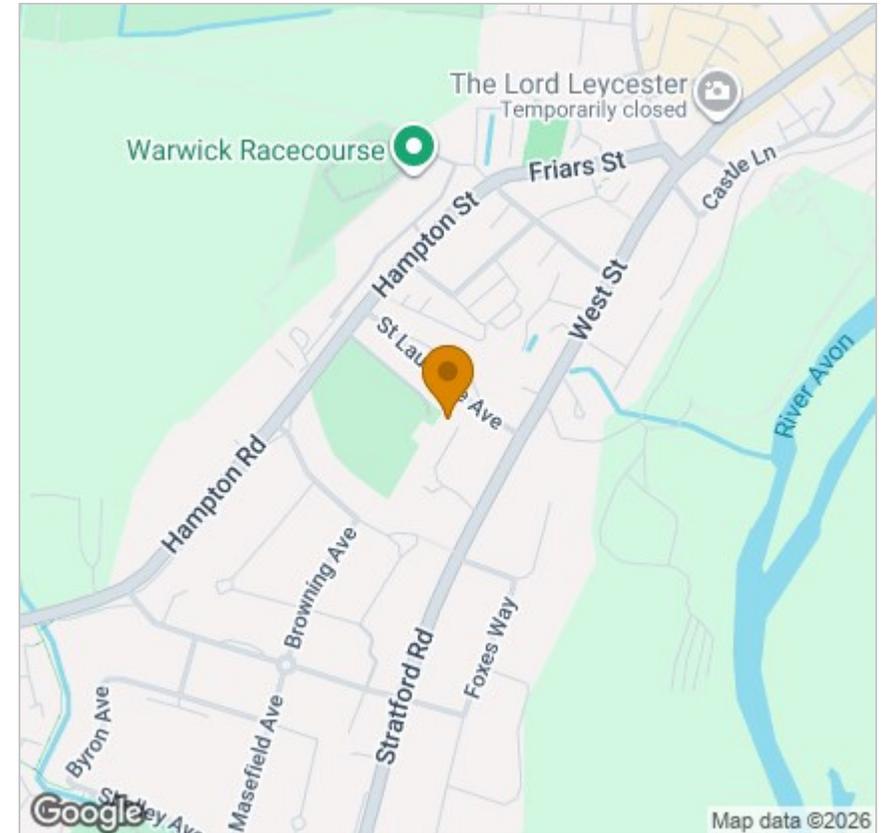
## Viewing

Please contact our Warwick Office on 01926 492511 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

