



Yardley Close, Warwick

Offers Over £299,950

- Three Bedroom Semi-Detached House In A Cul De Sac Location
- Open Porch & Hall
- Living Room & Separate Dining Room
- Three Bedrooms - Two Doubles
- Single Garage, Driveway & Landscaped Fore Garden
- Popular Woodloes Park Location Close To Local Shops & Woodloes Junior School
- Energy Rating D - 60
- Fitted Kitchen With appliances
- Refitted Family Bathroom
- Warwick District Council Tax Band C

38 Yardley Close, Warwick CV34 5EX

A 1970s extended three bedroom semi detached house located on the edge of the popular Woodloes Park on a quiet residential road. The property comprises; open porch, reception hall, living room with feature fireplace, separate dining room,. To the first floor there are two double bedrooms as well as a three piece bathroom room. Outside is a fully enclosed private rear garden with patio and decking, and to the front a landscaped fore garden with tarmacadam driveway leading to a single garage. The property has gas fired central heating, double glazing and is offered for sale with no onward chain.



Council Tax Band: C



Approach

Over a new tarmac driveway and block edged driveway to an open storm porch, outside gas and electric meters, and a water meter in the pavement, with LED downlighter, upvc double glazed, frosted and leaded front door into the

Reception Hall

With a radiator, a Honeywell temperature control clock for the central heating, a central ceiling light, stairs rising to the first floor, a door to

Living Room

With a window to the front, coving, ceiling light, two fitted Aiwa speakers, living flame effect coal gas fire with marble composite inset and hearth with dark wood mantle and surround (note a new flue is required to bring the fire up to current regulations), door to

Dining Room

With French doors onto the patio and rear double glazed window, two ceiling lights, radiator, concealed stop cock, useful under stairs storage cupboard, door to

Extended Kitchen

This kitchen is comprehensively equipped with a range of matching cream shaker-style base and wall units featuring long brushed steel handles. It includes marble-effect rounded edge work surfaces and a one-and-a-half bowl stainless steel sink with a chrome mixer tap. The backsplash is adorned with ceramic tiling. Additional features include an integrated Bosch under-counter fan-assisted electric oven with grill, a four-ring stainless steel gas hob, and an illuminated stainless steel extractor hood above. The kitchen also comes with an integrated Zanussi dishwasher, a freestanding Indesit washing machine, and an upright fridge freezer, all included in the sale.

Lighting is provided by two ceiling spotlights, and the space is finished with wood laminate flooring. There is a radiator for heating and double-glazed windows on the rear and side, along with a double-glazed door leading to the patio. Additionally, there is a door leading to the garage.

First Floor Landing

With a window to the side, ceiling light, access to insulated roof space with a cold water header tank, door to the airing cupboard housing the lagged copper cylinder and immersion heater and slatted shelving. Door to,

Double Bedroom One

With a window to the front, ceiling light, coving, a radiator, built-in wardrobe with sliding mirrored doors with hanging and shelving.

Double Bedroom Two

With double glazed window to rear, coving, ceiling light, radiator, t.v point, built in single storage cupboard with shelving.

Bedroom Three

With a window to the rear, radiator, coving, three ceiling spot lights, and overhead storage.

Bathroom

With a refitted three-piece white suite, including a low-level w.c., vanity wash hand basin with two drawers below, and a panelled bath with a Triton electric shower over. The bathroom features porcelain tiles to the splashback, a laminate floor, ceiling downlighters, an extractor fan, and an opaque window to the rear. A heated white towel rail completes the suite.

Garage

With metal up and over door to front with power and light connected, wall mounted Worcester Greenstar boiler.

Rear Garden

Fully enclosed by perimeter fencing, mainly laid to lawn with established flower borders, full-width patio with courtesy light and raised timber deck for evening sunshine.

Tenure

The property is freehold.

Services

All mains services are connected;
Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

9 Mbps

Superfast

233 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

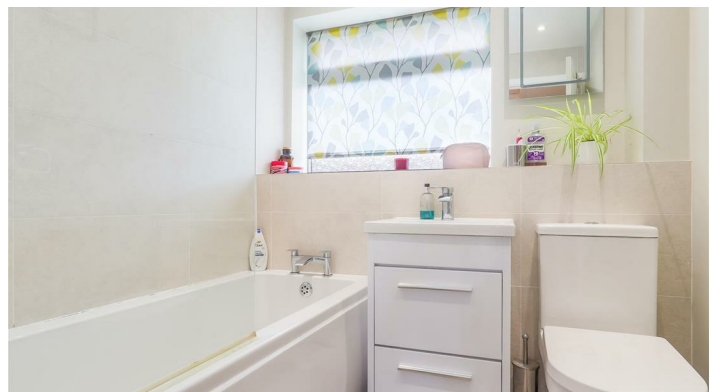
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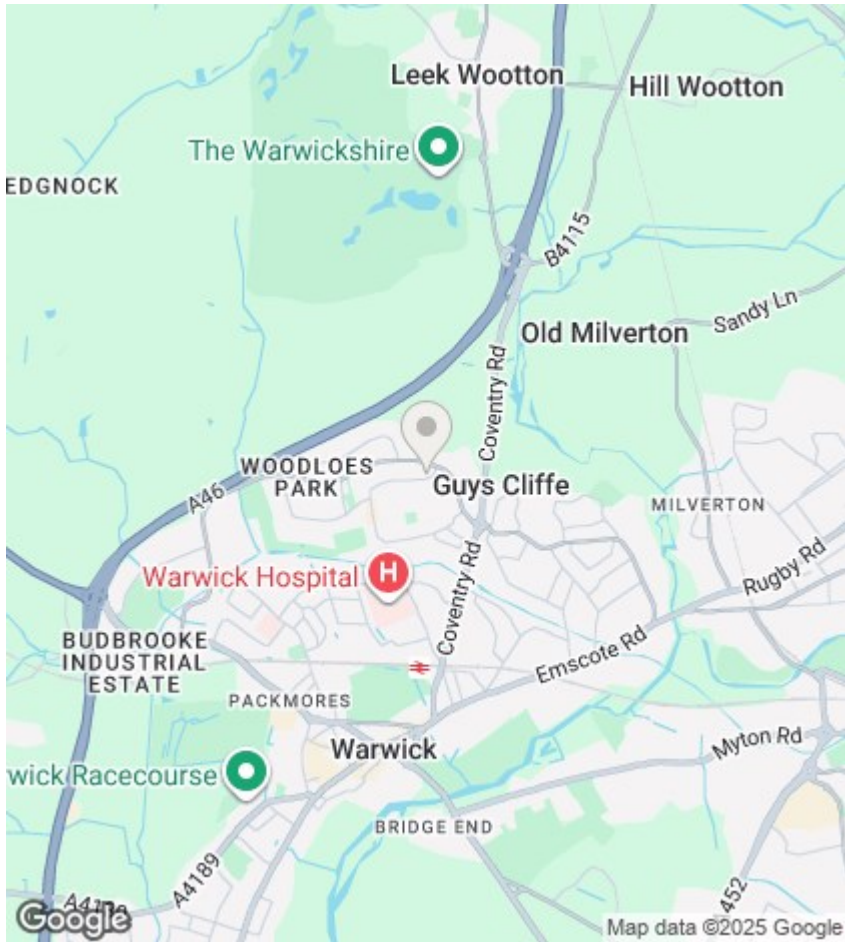
Virgin

Fixtures & Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.







Directions

Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx. 61.4 sq. metres



First Floor

Approx. 35.0 sq. metres

