

Drayton Court, Warwick

€350,000

HAWKESFORD




Ninja





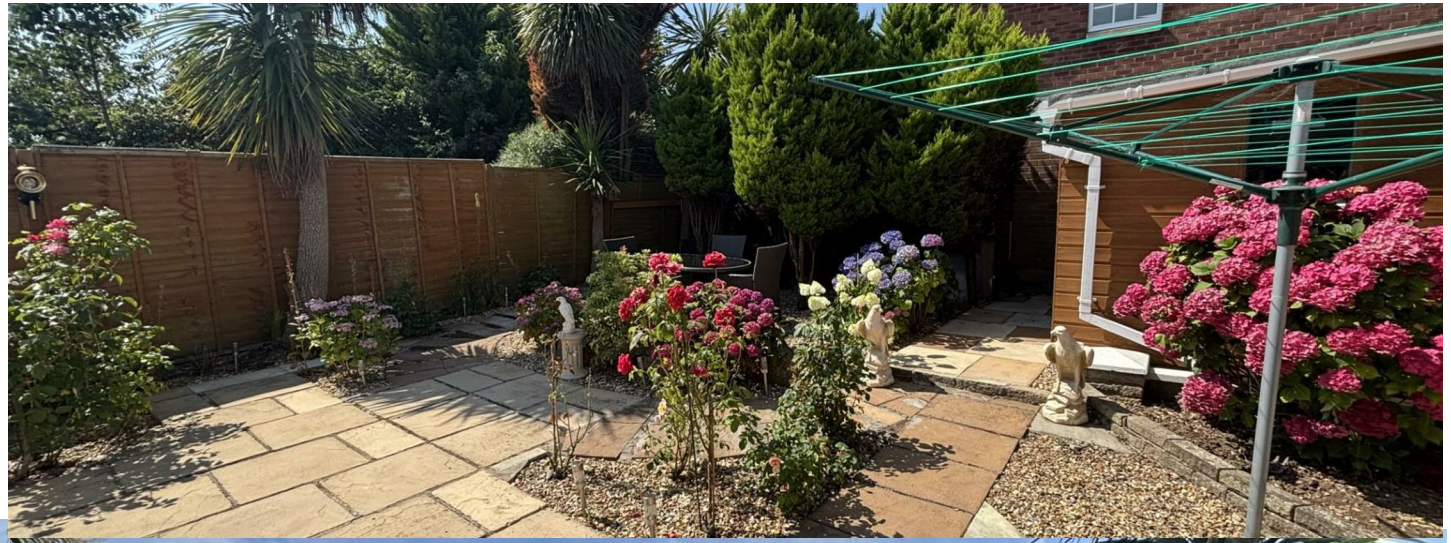


















** NO CHAIN**

Nestled in the serene and picturesque Drayton Court, Warwick, this delightful detached bungalow offers a perfect blend of comfort and style. With two spacious bedrooms, this property is ideal for those seeking a tranquil retreat in a lovely quiet cul-de-sac.

The bungalow has been immaculately presented throughout, showcasing a modern aesthetic that is both inviting and functional. An extension has been thoughtfully added, providing well-proportioned accommodation that caters to a variety of lifestyles. The superb open plan kitchen and dining area is a standout feature, creating a perfect space for entertaining guests or enjoying family meals.

The property also boasts a link detached design, which enhances its privacy and appeal. A large driveway provides ample parking space, while the well-maintained garden offers a delightful outdoor area for relaxation and leisure.

This charming bungalow is not just a home; it is a lifestyle choice, offering a peaceful environment while being conveniently located near local amenities. Whether you are a first-time buyer, a small family, or looking to downsize, this property is sure to meet your needs and exceed your expectations. Do not miss the opportunity to make this beautiful bungalow your new home.

*All fixtures and fittings included.
No Chain.

Kitchen Dining
20'2" x 16'8"

Sitting Room
18'2" x 9'9"

Bedroom One
11'3" x 10'9"

Bedroom Two
11'4".101'8"

Disclaimer
Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Financial Services
For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

Fixtures and Fittings
The owners would like the house to be sold as seen with all fixtures and fittings seen - included in the price.

General Information
Services to the property - Mains water, gas and electricity are believed to be connected to the property.

Information
Mains water, gas and electricity are believed to be connected to the property.We believe the property to be freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers. Fixtures & Fittings Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment through the Agents All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property. All photographs are taken with a wide angled lens Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. . Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124. Management Department For all enquiries regarding rental of property, or indeed management of rented property, please contact Pauline Carrera-Silva on (01926) 438123. For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.

Photographs
Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note
All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

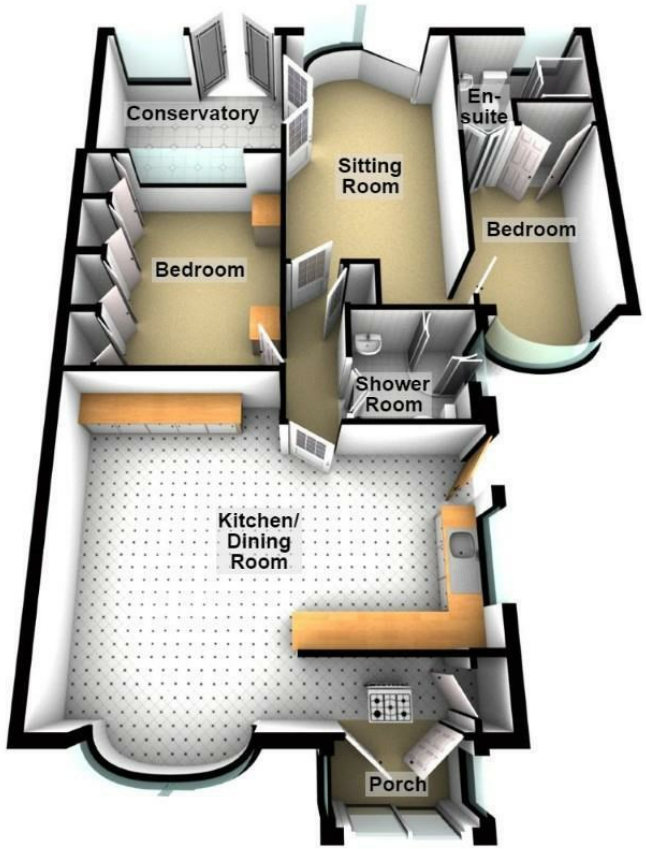
Survey
Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tax Band
The Council Tax Band is D.

Tenure
We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Viewings
Strictly by appointment through Hawkesford on 01926 438123

Ground Floor



Total area: approx. 90.8 sq. metres (977.7 sq. feet)



Hawkesford Estate Agents
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