# BURGES GROVE, WARWICK CV34 5TN



## LARGE FAMILY HOME THAT HAS BEEN RECENTLY RENOVATED WITH A NEW KITCHEN AND CARPETS IN THE POPULAR LOCATION OF WOODLOES.

- Three bedroom family home
- Woodloes location
- Large kitchen diner & Conservatory
- Garage
- EPC: 70 (C)
- Available: Immediately



**Unfurnished** **£1,450**

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Large family home that has been recently renovated with a new kitchen and carpets in the popular location of Woodloes.

**Living Room 15'10" x 10'11" (4.83 x 3.33)**
Two UPVC windows to the front elevation. Wooden flooring, TV point, broadband & telephone point, radiator and spot lights.

**Kitchen 15'10" x 10'11" (4.83 x 3.35)**
Brand new fitted kitchen with a range of wall mounted and base units and stainless steel sink and drainer. Integrated electric oven with Stoves four ring gas hob over and integrated dishwasher. Wooden flooring, partly tiled walls, radiator and spot lights. UPVC window overlooking the rear garden and double French doors into conservatory

**Conservatory 9'2" x 7'4" (2.80 x 2.25)**
UPVC door giving access to the rear garden. Ceramic tiled flooring, radiator and ceiling light. Door to WC, utility and garage

**Utility Room 9'10" x 7'10" (3.00 x 2.40)**
Plumbing for washing machine and shelving for storage

**Master Bedroom 11'3" x 10'9" (3.43 x 3.30)**
Double bedroom. UPVC window to the rear, fitted wardrobes and storage solutions, radiator and ceiling light

**Bedroom Two 12'1" x 10'11" (3.69 x 3.35)**
Double bedroom. UPVC window to the front, fitted wardrobes, radiator and ceiling light

**Bedroom Three 7'11" x 7'6" (2.43 x 2.30)**
UPVC window to the front, radiator and ceiling light.

**Bathroom 8'2" x 6'10" (2.50 x 2.10)**
Spacious shower enclosure with thermostatic shower, bath, low level WC and pedestal wash basin. Wooden flooring, tiled walls, radiator and ceiling light. Partially obscured window to the rear

**Garden**
Mainly lawned area with shrub borders, patio area and water tap.

**Garage**
Up and over door, ceiling light and power points.









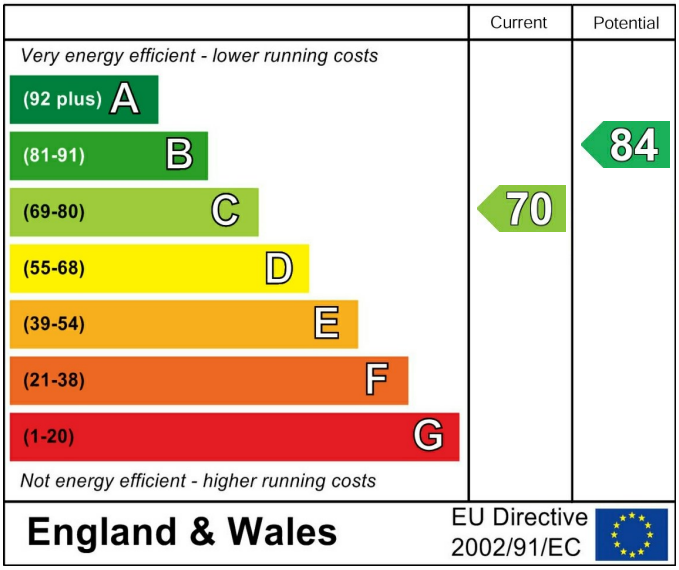








## Energy Efficiency Rating




## Environmental Impact ($CO_2$) Rating

