





A rare opportunity exists to acquire this established circa 1960's three bedroom detached bungalow. Enjoying an expansive mature garden to the rear, the gas heated and majority double glazed accommodation affords: Entrance porch, reception hall, lounge, sunroom, breakfast kitchen, shower room, driveway and garage. NO UPWARD CHAIN EPC D 56

Millbank forms part of an established residential area of individually designed bungalows and houses dating from the early 1960's. Both Warwick and Leamington town centres are easily accessible as is the A46 Warwick by-pass, junction 15 of the M40, Warwick and Parkway Rail Stations all providing excellent commuter links.

Approach

Through a glazed entrance door with glazed side screen into:

Entrance Porch

Quarry tiled floor. Through a further entrance door into:

"L" Shaped Reception Hall

Built in double door Cloaks/Storage Cupboard with additional cupboard above, access to roof space, two radiators, wall mounted thermostat control panel. Doors to:

Lounge

5.48m x 3.50m (18'0" x 11'6") Brick surround fireplace, radiator, ceiling light point. Opening to:

Sun Lounge

4.36m x 2.12m (14'4" x 6'11") Radiator, wiring for two wall lights, feature round bay window affording delightful views over the gardens.

Bedroom One

3.65m x 3.50m (12'0" x 11'6") Radiator, double glazed window to rear aspect

Bedroom 3/Study

2.39m x 2.17m (7'10" x 7'1") Radiator, double glazed window to front aspect

Bedroom Two

3.49m x 3.44m (11'5" x 11'3") Built in full height mirror fronted double door wardrobes, radiator, double glazed



window to rear aspect.

Shower Room

Comprising WC, wash hand basin, tiled shower enclosure with Triton shower, tiled floor, fully tiled walls with inset mirror and vanity light, chrome heated towel rail, shelved storage cupboard, double glazed window front aspect.

Breakfast Kitchen

3.70m x 3.48m (12'2" x 11'5") Range of matching base and eye level units with inset single drainer sink unit with mixer tap and rinse bowl, complementary worktops and tiled splashbacks. Built in Siemens electric oven and ceramic hob with extractor unit over. Space and plumbing for washing machine and dishwasher. Space

for fridge, floor mounted Glow Worm gas fired boiler, tiled floor, two double glazed windows to front aspect. Built in Airing Cupboard, double glazed casement door to side aspect.

Outside

Rear Garden

Particular feature of the property with paved patio area leading to the well tended shaped lawned gardens with mature stocked borders. Water feature, crazy paved pathway lead to the rear section with lawned area, raised stocked area with circular paved area, Greenhouse. Gardens are enclosed by fencing and conifer hedging. Tongue and Groove shed, gated access on both sides. Useful brick built implement store.

Garage

4.54m x 2.28m (14'11" x 7'6") With up and over door.

Tenure

The property is understood to be freehold, with vacant possession, although this must be verified through your solicitors.

Services

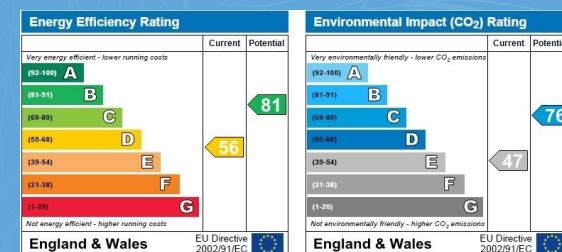
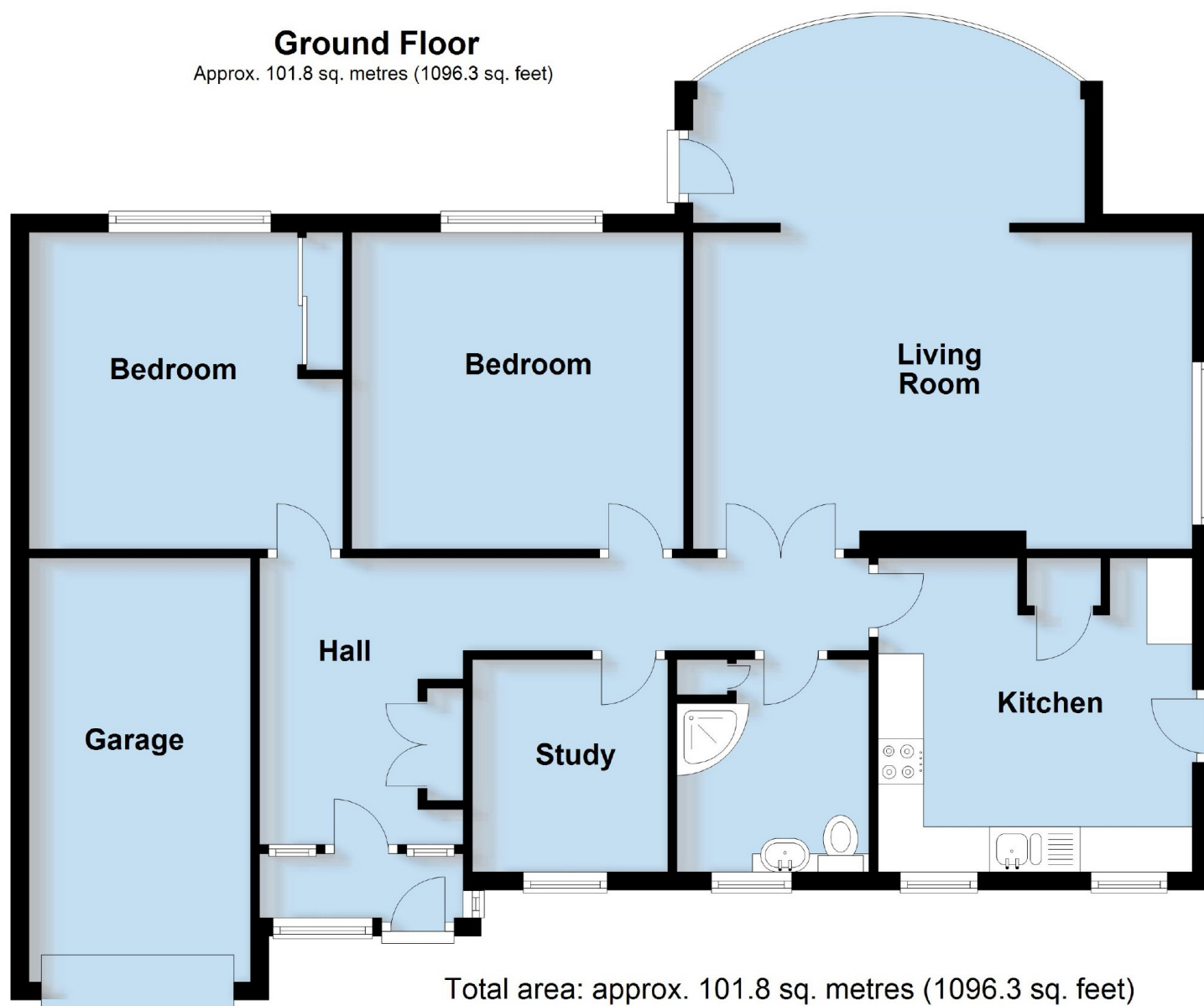
All mains services understood to be connected. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order, we cannot give any warranties in this respect. Interested parties are invited to make their own enquiries.

Your Property - Our Business

- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

Warwick Office
17 - 19 Jury Street
Warwick
CV34 4EL

01926 499540 ehbresidential.com



Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN