

18 Kipling Avenue, Warwick, CV34 6LD

- Dual aspect living room
- Kitchen
- Dining room
- Separate utility room
- Three bedrooms
- Bathroom
- Generous corner plot
- Within easy reach of Warwick town centre
- Excellent transport links
- Well presented throughout

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Offers Over £377,000

Within easy reach of Warwick town centre, a well presented three bedroom semi detached house occupying a generous corner plot. Spacious well maintained accommodation, conveniently located for Warwick Parkway Station and local schools.

ACCOMMODATION
A welcoming entrance via the front door leads into the hallway, featuring stairs rising to the first floor and providing access to both the living room and the kitchen/dining area. The living room is a bright space extending the full depth of the house. It features a large window to the front and elegant French doors to the rear, which open directly onto the garden terrace. It benefits from a central fireplace. The heart of the home is the kitchen - diner, which is an impressive open-plan space. The kitchen is fitted with a range of contemporary units and integrated appliances, including a gas hob and oven, with a window overlooking the rear garden. The adjoining dining area offers ample space for a family-sized table. Large window to the front elevation. The utility room is accessed off the kitchen, this substantial and highly practical space offers additional cabinetry and plumbing for laundry appliances. It features a door leading to the rear garden. The first landing has access to loft space. Door into bedroom one is situated to the front of the property, offering plenty of space for wardrobes and additional storage. Bedroom two is a further well proportioned bedroom also facing the front elevation. The third bedroom is located to the rear overlooking the garden. This room is ideal as a child's bedroom, nursery, or a dedicated home office. The family bathroom is a well appointed bathroom suite comprising a bath with an overhead shower and screen, a wash hand basin and wc. Frosted window to the rear.

OUTSIDE
Externally, the property boasts a generous corner plot. The mature rear garden is fully enclosed, featuring a large, neatly maintained lawn, a paved patio area perfect for outdoor entertaining, and a handy garden shed. To the front, the property offers a large lawned garden alongside a private driveway and a garage, providing ample off street parking and secure storage.

GENERAL INFORMATION
TENURE: The property is understood to be Freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains XXX are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

LISTED: No.

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Nov 26) | Minimum Mobile Coverage: 67% Vodafone (Checked on Ofcom Nov 26)

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

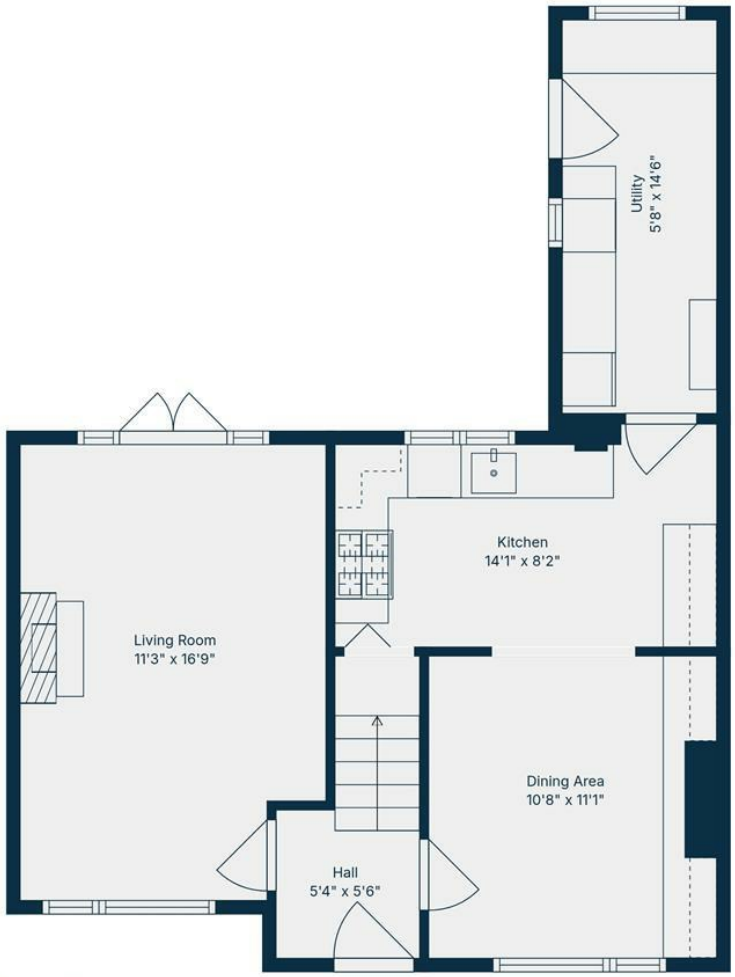
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

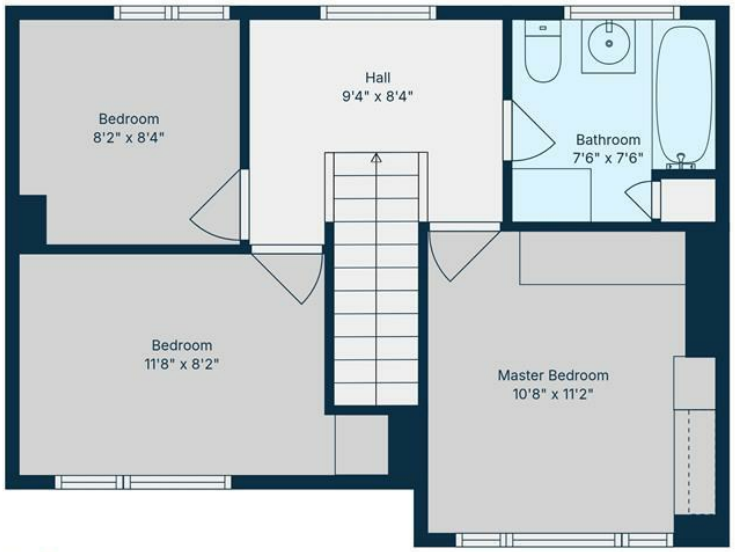








Ground Floor



1st Floor

Total: 929 sq. ft

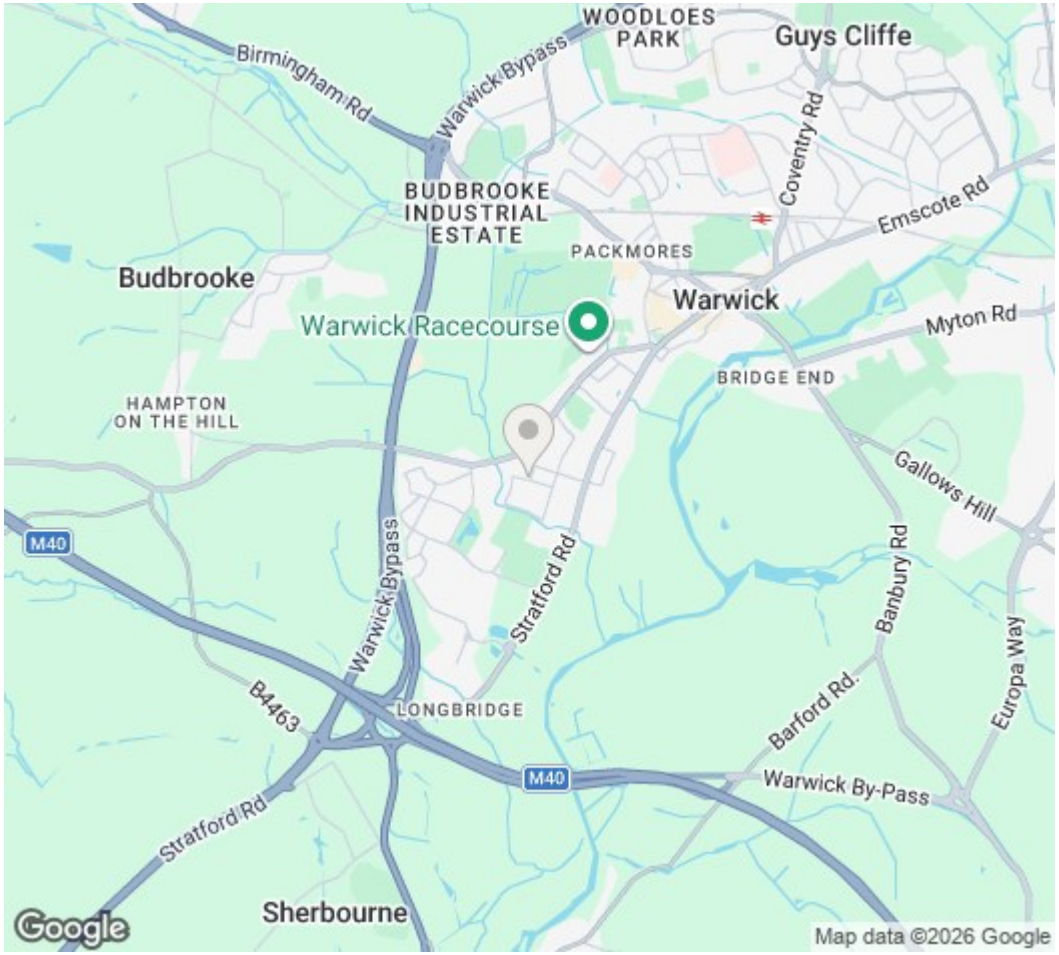
Ground Floor: 474 sq. Ft, 1st Floor: 455 sq. ft

Excluded Areas: Utility: 83 sq. Ft, Walls: 107 sq. ft

All Measurements Are Approximate And For Display Purposes Only.







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Winkworth