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RESIDENTIAL

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62, Avon Street, Warwick

Price Guide
£260,000



An attractive, bay fronted period terrace house in a most convenient location between Warwick and Leamington Spa, close to St Nicholas Park. The accommodation which requires modernisation and improvement affords: Entrance hall, lounge with bay to front, dining room, cellarge, Kitchen, ground floor wetroom, two double first floor bedrooms with a third/study off the front bedroom. NO UPWARD CHAIN. EPC E 52

Location

Avon Street is situated in a popular residential location within close proximity to St. Nicholas park and is understood to be within the Coten End and Myton school catchment. The area is also perfectly positioned for

access to both Warwick and Leamington Spa town centres amenities.

Approach

Through entrance door into:

Entrance Hall

Radiator, wall-mounted thermostat control panel. staircase rising to First Floor, door to Dining Room, and a pine door leads to:

Sitting Room

11'3" x 9'10" (3.43m x 3.01m)

Fireplace, radiator, and a double glazed bay window to front aspect.

Dining Room

13'0" x 10'2" (3.98m x 3.12m)

Radiator and a double glazed window to rear aspect. Access to Cellar.

Cellar

Comprising one main chamber

Kitchen

9'10" x 6'7" (3.02m x 2.02m)

Range of matching base and eye level units, worktops with inset single drainer sink unit with mixer tap. Electric oven and ceramic hob with extractor unit over, space and plumbing for washing machine, double glazed window to side aspect. Door to:



Rear Lobby

Airing Cupboard housing the gas-fired boiler, double glazed casement door to the side aspect. Door to:

Ground Floor Wet-Room

Have a shower enclosure area with Mira shower system, WC, pedestal wash hand basin, fully tiled walls, radiator, and a double glazed window to rear aspect.

First Floor

Doors to:

Bedroom One

12'11" x 10'4" (3.96m x 3.16m)

Radiator and a double glazed window to the rear aspect.

Bedroom Two

11'3" x 10'2" (3.45m x 3.11m)

Period fire surround, radiator, double glazed window to rear aspect. Interconnecting door to:

Bedroom Three/Office

12'3" x 5'9" (3.74m x 1.77m)

Wardrobe recess and a double glazed window to the rear aspect.

Outside

The is a small walled front garden with a pathway to the recessed porch and entrance door:

Rear Garden

Which is well proportioned and has the benefit of a sunny aspect and are enclosed on all sides.

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 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.

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- Residential Estate Agents
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- Land and New Homes Agents



Total area: approx. 93.3 sq. metres (1004.1 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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