







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, cellarage, 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.



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



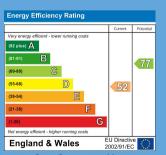
Your Property - Our Business

Residential Estate Agents •

Lettings and Property Managers •

Land and New Homes Agents

Warwick Office 17-19 Jury St, CV34 4FL



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

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particulars importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.