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**53, Avon Street, Warwick**

**Price Guide**  
**£312,500**



This two-bedroom period terrace house is situated in a highly convenient location between Warwick and Leamington Spa, close to St Nicholas Park. The accommodation briefly comprises: an entrance hall, lounge, dining room, cellerage, kitchen, a spacious first-floor bathroom and an established rear garden. Energy rating D.

#### Location

Avon Street is located in a desirable residential area close to St. Nicholas Park and is within the catchment areas of Coten End and Myton schools. The neighbourhood also offers excellent access to amenities in both Warwick and Leamington Spa.

#### Approach

Step through the part-leaded light, glazed entrance door into:

#### Entrance Hall

Wood finish floor, wall light point, radiator with decorative cover,

staircase rising to First Floor Landing. Doors to the Lounge and Dining Room.

#### Dining Room

13'6" x 9'10" (4.14m x 3.00m)

Matching wood-finish floor, built-in shelved storage cupboard to chimney alcove with open display shelving below. Radiator. Access to Cellar. Double-glazed double-opening doors provide access to the rear courtyard. Door to the Kitchen and an opening leads through to the:

#### Lounge

13'9" x 10'7" (4.20m x 3.24m )

The room features a wood-finished floor that matches throughout. There is a projecting chimney breast that serves as a focal point, complete with a fireplace with an ornate wooden surround, a cast-iron inset, a fire grate, and a tiled hearth. One of

the chimney alcoves includes display shelving, while a door leads to the hall. Additionally, a double-glazed bay window at the front lets in light, with a radiator positioned below it.

#### Kitchen

9'11" x 7'6" (3.03m x 2.29m)

Range of base and eye-level units, worktops, single drainer sink unit with mixer tap, and rinse bowl. Built-in electric oven and four-ring gas hob with extractor unit over, space and plumbing for washing machine and dishwasher. Space for fridge/freezer, wall-mounted gas-fired boiler, sealed-unit double-glazed window to the side aspect and a double-glazed window to the rear aspect.

#### Cellar

Comprising one main chamber with electric light.



#### First Floor Landing

Natural wood balustrade and spindles, wood-effect floor and doors to:

#### Bedroom One

12'1" x 11'8" (3.69m x 3.57m)

Wood-effect floor, radiator and a double-glazed window to the front aspect.

#### Bedroom Two

13'7" x 8'7" into chimney alcove (4.16m x 2.64m into chimney alcove)

Wood effect floor, radiator and a double-glazed window to the rear aspect.

#### Spacious Bathroom

A white suite includes a double-ended bath with a side mixer tap

and a telephone-style shower attachment, plus a Triton shower system. There is also a pedestal wash hand basin and a WC. A chrome heated towel rail and a double-glazed window to the rear aspect.

#### Rear Garden

There is an established rear garden with a paved seating area, planted beds and an outside tap. The garden is enclosed by low-level walling and has a rear pedestrian gate.

#### Tenure

The property is understood to be Freehold, although we have not inspected the relevant documentation to confirm this.

#### Services

All main services are 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 and cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

#### Council Tax

The property is in Council Tax Band "C"- Warwick District Council

#### Postcode

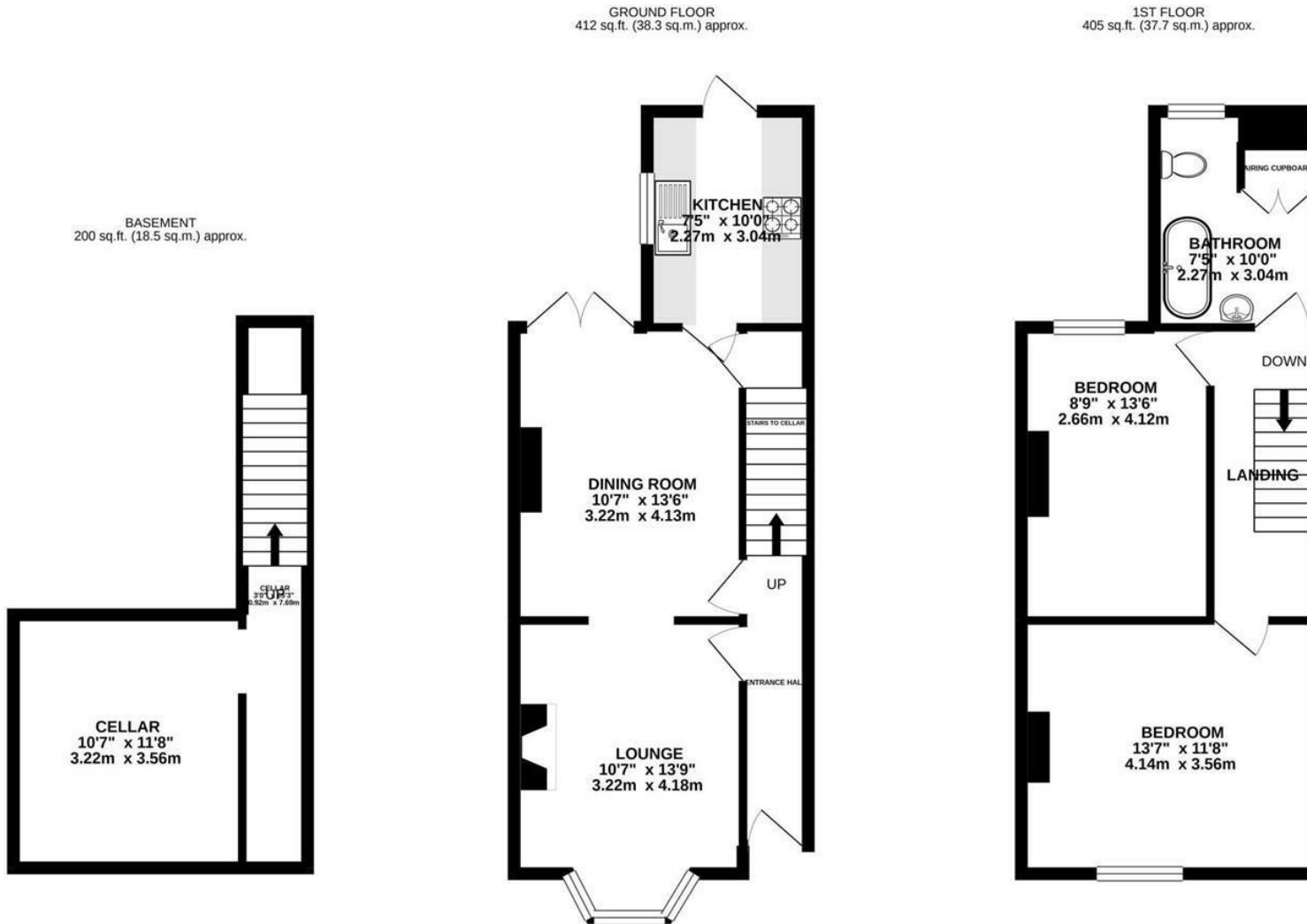
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TOTAL FLOOR AREA : 1017 sq.ft. (94.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	58	
(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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