

**ehB**  
RESIDENTIAL

Your Property - Our Business



1, Nelson Avenue, Warwick

Price Guide £375,000



This traditional, well-appointed and much improved three-bedroom semi-detached house is located in a popular residential part of Warwick. The accommodation affords an Entrance hall, a living room, a modern dining kitchen, a ground-floor shower/utility room with a separate WC. Three bedrooms, bathroom and separate WC, gas heating, double glazing, ample block paved driveway and a stunning, generous-sized rear garden with workshop and shed. Energy rating C 69.

#### Location

Nelson Avenue forms part of a popular, established residential area close to local primary schools. Easy access is offered to both Warwick and Leamington Spa town centres and the excellent social, shopping, cultural and sporting facilities.

#### Approach

Through a double-glazed entrance door into:

#### Entrance Hall

Radiator, engineered oak finish floor, radiator, double-glazed window to front aspect, staircase rising to First Floor Landing. Doors to:

#### Sitting Room

15'3" x 11'11" max (4.66m x 3.64m max)  
Projecting chimney breast with recessed gas stove with beam over, matching oak finish floor, vertical radiator. Double-glazed wide bay window to the front aspect with fitted shutters. Door to:

#### Dining Kitchen

A range of base units with wooden worktops, with an inset single drainer sink unit with mixer tap and rinse bowl. Induction hob with concealed extractor unit over, space for upright fridge/freezer. Built-in electric





double oven with storage cupboards above and below, with an adjacent tall storage unit. Downlighters, vertical radiator, tiled floor, double-glazed window to rear aspect, double-glazed French doors provide access to the rear garden. Pocket door reveals a shelved pantry with a ceiling light point and a double-glazed window. Further pocket door to:

#### Utility/Shower Room

Worktop with space and plumbing for a washing machine, drop-down meter cupboard, radiator, tiled

floor. Tiled shower enclosure with Mira shower system, double-glazed window to the side aspect. Pocket door to:

#### WC

Low flush WC, wash hand basin, wall-mounted Worcester combination gas-fired boiler, matching floor and extractor fan.

#### First Floor Landing

Double-glazed window to the side aspect, access to the roof space with a loft ladder. Doors to:

#### Bedroom One

12'4" x 10'9" max (3.77m x 3.28m max)  
Double-glazed window to the rear aspect, radiator, part-mirrored sliding double door wardrobes with single door storage cupboards to either end.

#### Bedroom Two

12'4" x 11'1" (3.78m x 3.39m)  
Radiato and a double-glazed window to the front aspect.





### Bedroom Three

9'4" x 5'4" (2.85m x 1.65m )

Raised bulkhead display area with book shelving, double-glazed window to front aspect, radiator, and downlighters.

### Bathroom

White suite comprising bath with Grohe shower system over and glazed shower screen. Wash basin with storage cupboard below, radiator, tiled floor, downlighters and a double-glazed window to the rear aspect.

### Separate WC

Low flush WC, wash hand basin and a double-glazed window.

### Outside

To the front of the property, there is a good-sized, blocked paved driveway (space for a caravan). There is an area for the recycling bins, tucked behind mature hedging. Steps lead down to the entrance door and gated side pedestrian access.

### Rear Garden

A notable feature of the property is the paved

terrace with two steps leading to a matching paved seating area, shaded by an excellent handcrafted timber canopy that provides welcome shelter. Outside tap, additional steps with double handrails lead to the central garden area, which also has a gently sloping pathway of stepping stones with a handrail on the opposite side. The central lawned area includes an ornamental garden pond with stocked borders. There is a kitchen garden area with espalier apple and plum trees, as well as a pear and cherry tree, along with raised beds. The garden also includes a timber shed, three water butts, gated access to the front, and a door to:





#### Workshop

8'3" x 6'7" (back) + 8'8" x 6'8" (front) (2.53m x 2.01m (back) + 2.66m x 2.05m (front))

It is divided into two sections, with power and light and a natural light window.

#### 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

CV34 5LY



Your Property - Our Business

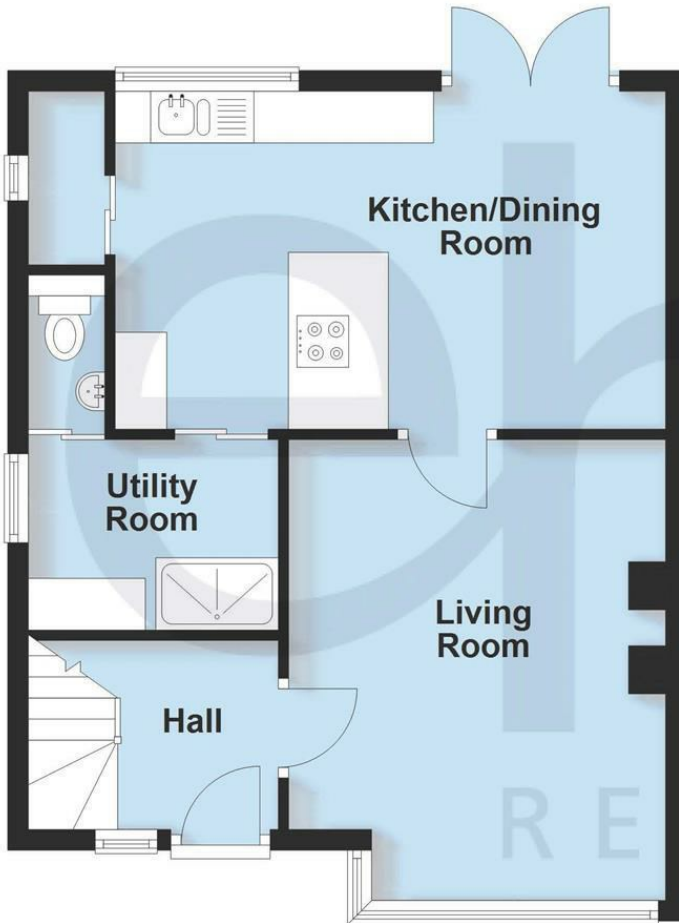
- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

Warwick Office  
17-19 Jury Street  
Warwick  
CV34 4EL

☎ 01926 499540 🌐 ehbresidential.com

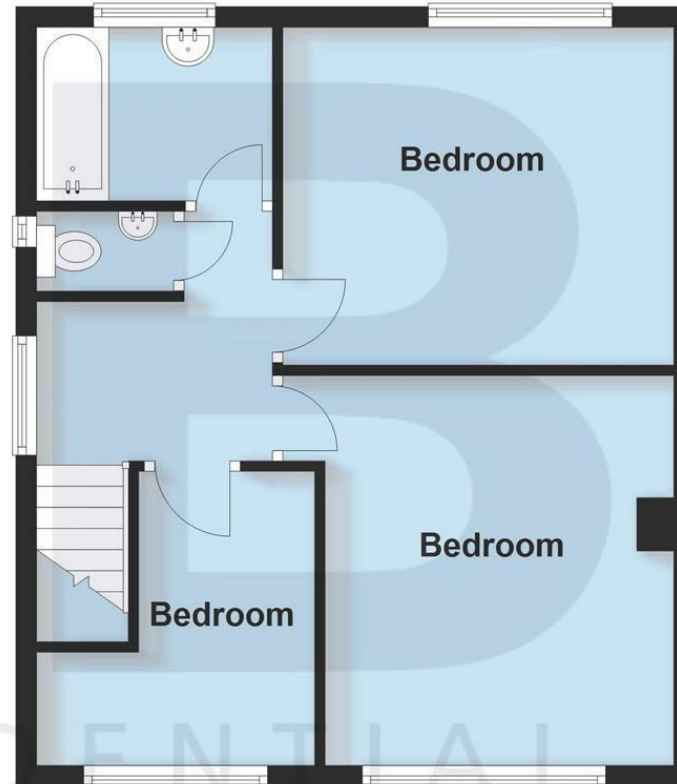
## Ground Floor

Approx. 46.1 sq. metres (496.0 sq. feet)



## First Floor

Approx. 44.1 sq. metres (475.1 sq. feet)



Total area: approx. 90.2 sq. metres (971.1 sq. feet)

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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 particular 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.