

Costard Avenue, ,Warwick, Warwickshire CV34 6BP



Offers Over £550,000 Freehold



Belvoir Leamington Spa are excited to present this five-bedroom, three storey townhouse located in the popular area of Warwick Gates. Offering ample living space and immaculately finished throughout, the property in brief comprises of a lounge, kitchen/dining room, conservatory, study, 5 bedrooms, 3 bathrooms & a downstairs WC. The property also benefits from a driveway, double garage, and landscaped garden. The elegant double fronted door leads to the entrance hallway with doors radiating to the downstairs WC, study, kitchen/diner, and lounge.



The lounge spans the entire length of the house creating a family friendly space that is also perfect for entertaining. Dual aspect windows and French doors flood the room with light. The room lead through to the conservatory creating an extended living room and provides potential for a summer dining space or additional lounge.

The large open plan kitchen/diner has been tastefully finished with cream high and low units, contrasting worktops, contemporary grey splashback and a range of integrated appliances. A dark tiled floor and spotlights complete the overall look. French doors look out and provide access to a large rear garden.

A staircase leads up to the first floor with three bedrooms and a family bathroom. At the front of the property is a large double bedroom which benefits from built in wardrobes and an ensuite bathroom with a shower. A further second double bedroom at the rear and a single to the front both have built in storage. Completing the floor is a family bathroom that includes a large walk-in shower with stainless steel fittings, W/C, basin and bath. A heated towel rail and white tiles create a contemporary look.

The second floor consists of two substantial double bedrooms with built in storage. The largest bedroom also benefits from an ensuite bathroom with W/C, washbasin and shower. A large cupboard has been built into the landing space to create additional useful storage.

Externally, the front of the property features off-street parking for up to 4 cars, and a double garage which can be accessed via the rear from the garden. The walled garden has been presented in two sections consisting of a paved patio/eating area with laid lawn beyond.

Tenure: FREEHOLD

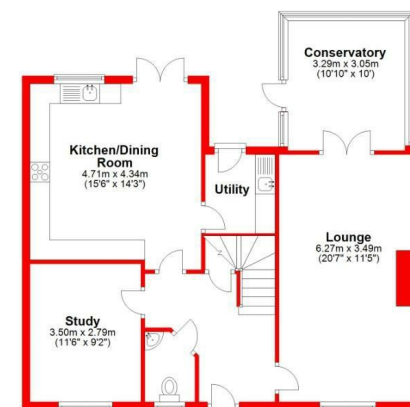
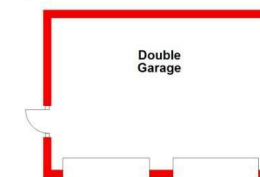
Fixtures and Fittings - Only those mentioned within these particulars are included in the sale.

Information - Mains water, gas and electricity are believed to be connected to the property. We believe the property to be freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers. Fixtures & Fittings Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment through the Agents. All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property. All photographs are taken with a wide angled lens.

Viewings - Strictly by appointment through the Agents on (01926) 422251. Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to Furnley House for help with finance. We may receive a 20% fee, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to Thomas Flavell + Sons solicitors. We may receive a fee of £150, if you use their services.

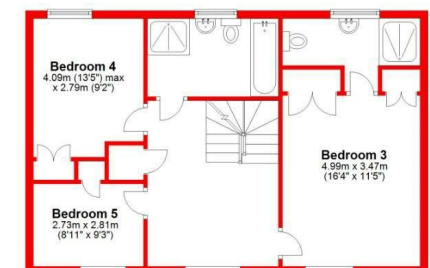
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Ground Floor
Approx. 100.8 sq. metres (1084.6 sq. feet)



Total area: approx. 223.3 sq. metres (2403.2 sq. feet)

First Floor
Approx. 61.4 sq. metres (660.5 sq. feet)



Second Floor
Approx. 61.1 sq. metres (658.1 sq. feet)

