



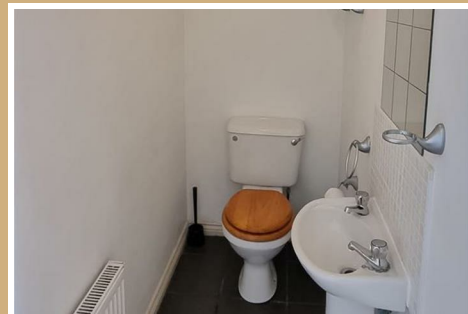
51 Desdemona Avenue  
Heathcote, Warwick, CV34 6FX

£249,950





A superb 2 Bedroom Terrace House, Perfect 1st time buy or Buy to let investment. Just Decorated and New carpets, Kitchen to the front, Lounge Diner with French doors to garden. Downstairs WC, Built in Wardrobes to the master bedroom and 2 allocated parking spaces, The EICR is in place, so it can be ready to rent. Great access to M40, A46 and local amenities



#### Draft, CTax EPC

Draft detail, they've not been confirmed as yet  
EPC C - Council Tax C

#### Entrance Hall

12'8 x 6'3 (3.86m x 1.91m)

Via double glazed metal clad door, Stairs to first floor with storage cupboard under, doors to:

#### Kitchen

9'1 x 6' (2.77m x 1.83m)

UPVC double glazed window to front, kitchen with range of eye and base level units and drawers, ample worktop. White goods include Gas Hob with extractor hood above electric fan assisted oven,

#### Cloakroom

6' c 3'5 (1.83m c 1.04m)

Suite comprising low level WC, pedestal wash hand basin,

#### Lounge Diner

12'7 x 11'3 (3.84m x 3.43m)

UPVC double glazed French doors to rear aspect giving views and access to rear garden Laminate flooring.

#### Landing

6'8" x 4'10" (2.03m x 1.47m)

Doors to

#### Bedroom 1

12'6" x 10'1" (3.81m x 3.07m)

2x UPVC double glazed windows to front, Built in part Glass fronted wardrobes, airing cupboard housing combination gas boiler supplying domestic hot water and central heating on demand.

#### Bedroom 2

11'9" x 6'10"

UPVC double glazed window to rear

#### Bathroom

7'10" x 5'5"

UPVC double glazed window to rear aspect, 3 piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC,

#### Front

Gravel are path to front

#### Rear

Low maintenance south west rear garden patio area, paved path rear access

#### Allocated parking

There are 2 allocated parking spaces, as you look as you look at the property, over to the left, through the Loral bush., approached from the rear, on Paroles Close.



Road Map



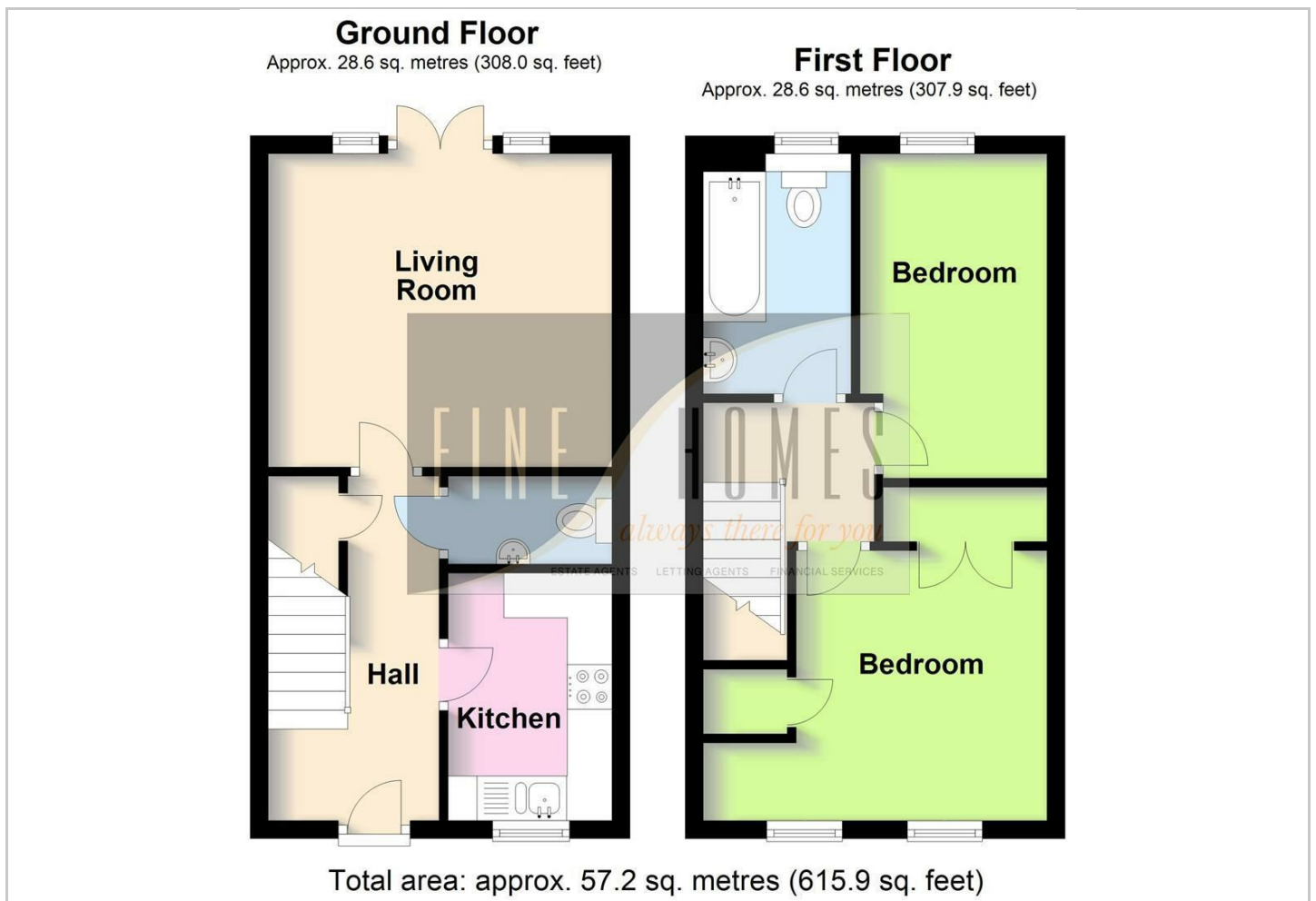
Hybrid Map



Terrain Map



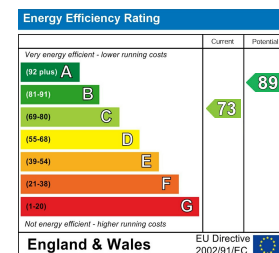
Floor Plan



Viewing

Please contact our Warwick Office on 01926 888838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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