



Extended 3 bed semi

**16 Byron Avenue
Warwick
CV34 6LB**


MARGETTS
ESTABLISHED 1806

Price Guide £285,000

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An extended three bedroom semidetached family home enjoying good gardens and well proportioned accommodation with the benefit of a side shower room extension small office, two separate reception rooms and three bedrooms. Property requires some refurbishment and updating however very sensitive priced. Considerable interest anticipated. Double Glazed and Gas Central Heating.

Storm Porch

Large double glazed storm porch.

Reception Hall

Front door opens into Reception Hall with tiled floor and radiator

Lounge

14'0" x 11'0"

with laminate flooring, double glazed window, radiator, daughter dining room and fire setting with hearth and surround.

Kitchen

9'9" max' x 10'11" max, red' 8'7"

with roll edge work surfacing having base units and inset single drain sink mixer tap, Work surfacing and further base unit with work surfacing. Door opens to a large under stairs storage cupboard, double panel radiator, wall mounted gas fired central heating boiler, double glazed window and downlights and space for appliances under the works surfacing. Space for cooker.

Dining Room

11'3" maximum by 10'10"

with laminate flooring, and radiator, sliding patio doors to the rear garden.

Utility Room

12'6" x 5'4"

with work surfacing having space appliances under, space and plumbing for dishwasher, range of eyelevel wall cupboards.

Shower Room

has fully tiled shower cubicle, wash hand basin and low-level WC, door to the front of the property, tiled areas, and door opening to the utility cupboard with space and plumbing for washing machine and worksurface.

Office/Store

7'8" x 6'7"

with window

Stairs to First Floor

staircase rises from the Reception Hall to the First Floor Landing with double glazed window to the side. Off the landing there is access to the roof space.



Bedroom 1

13'7" x 11'10" max' and reducing to 9'11" with double window and radiator door opening to a built-in wardrobe.

Bedroom 2

11'7" x 10'6" with double glazed window to the front radiator and door opening to a built-in wardrobe. The measurements excluded a door recess



Bedroom 3

9'2" max' by 7'6" max' Please note, both measurements include the wardrobe fitted above the bulkhead. Radiator and window.

Bathroom

has a white suite with panelled bath having a tap secured adjustable shower over, wash hand basin, low level WC, tiled areas and obscured double glazed window.



Outside

To the front of the property there is a fore garden stocked with tree and shrubs, and driveway providing parking and giving access to the front of the property.

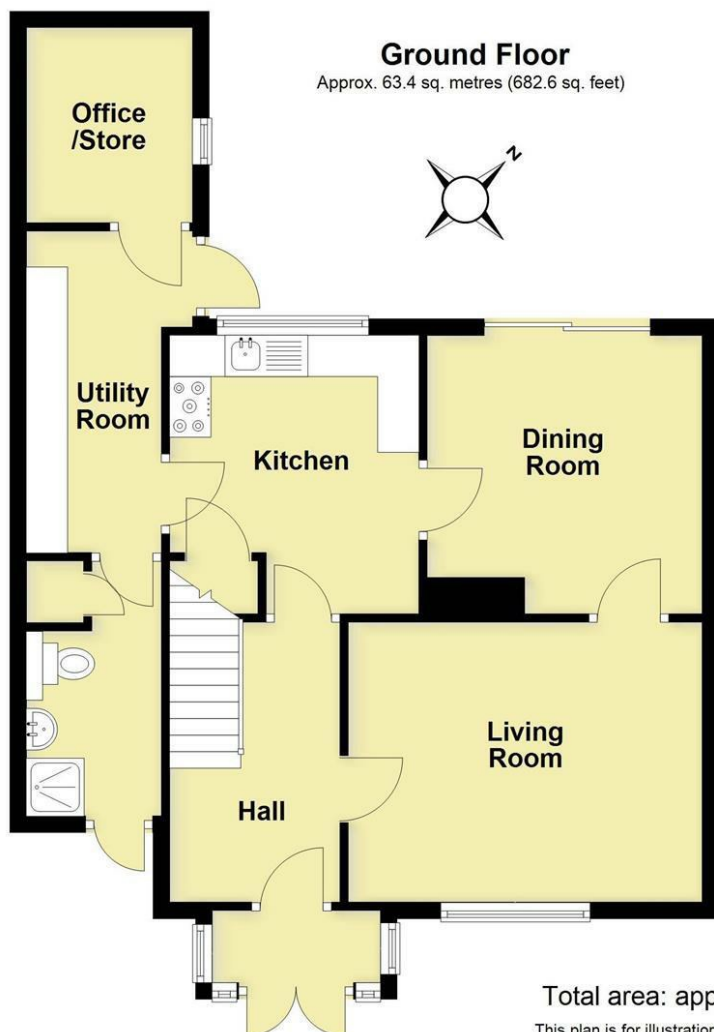
Rear

to the rear of the property, there is a good sized lawned garden with timber garden shed and a large patio adjoining in the property with timber Veranda over.

GENERAL INFORMATION

We understand the property is freehold and all mains services are connected.





Total area: approx. 107.4 sq. metres (1156.0 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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