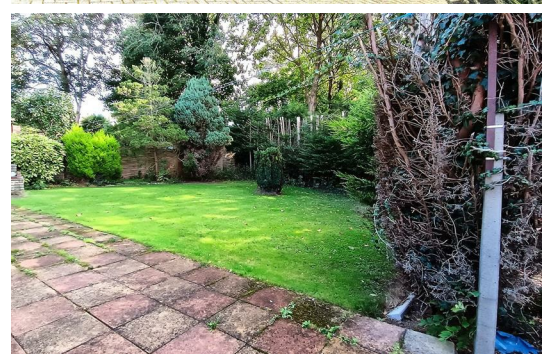




Six Bed Detached Home

24 Dodd Avenue
Off Myton Road
Warwick
CV34 6QS


MARGETTS
ESTABLISHED 1806

Price Guide £750,000

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This detached home offers a rare opportunity to acquire a property in one of Warwick's most desirable residential areas. Whilst the property requires full modernisation, it presents a blank canvas for those looking to create a bespoke family home. NO CHAIN. Situated off Myton Road, within walking distance of Warwick and Leamington Spa town centres, Warwick School, and Myton School.

ENTRANCE PORCH

Double glazed door with stained glass, laminate flooring, and single glazed door entrance.

ENTRANCE HALL

with laminate floor, under-stairs storage, radiators, ceiling rose, and access to cloakroom.

GUEST CLOAKROOM/WC

with laminate floor, half tiled, double glazed round window to front, extractor fan, radiator, WC & washbasin.

LIVING ROOM

14'5" max x 15'5" max

with large double glazed window to front, laminate flooring, radiator, doors to dining area.

DINING ROOM

9'2" max x 13'1" max

with laminate flooring, sliding doors to extended area, radiator, sliding doors to garden patio, and double glazed window to side.

OFFICE

7'10" max x 12'9" max

with laminate flooring, radiator, and double glazed window to front.

UTILITY ROOM

7'10" x 9'2"

with W.C, sauna and shower cubicle, stainless steel sink & mixer taps, space for washing machine, and storage units to wall and floor.

SUN LOUNGE

11'1" x 8'10"

with double glazed windows and sliding patio doors to rear garden.

CONSERVATORY

17'8" x 9'6" + 8'10" x 8'2"

with tiled flooring, radiators, Valliant water boiler, double glazed windows to sides and front, sliding door access to garden.

KITCHEN/BREAKFAST ROOM

13'1" max x 9'2" max

with vinyl flooring, wall & floor units, electric oven & hood, gas hob, stainless steel sink with mixer tap, double glazed window to back, and tiled splashbacks.

LANDING

with sliding door storage, and access to loft.

BEDROOM ONE

12'5" x 10'7"

with fitted wardrobe & storage, double glazed window to front, and radiator.



ENSUITE

with shower cubicle, wash hand basin, WC, radiator, double glazed window to side, vinyl floor, extractor fan, and half tiled.

BEDROOM TWO

10'2" x 7'6"

with storage/wardrobe, radiator, and double glazed window to front.

BEDROOM THREE

9'2" x 7'10"

with double glazed window to back, radiator, and fitted wardrobe.

BEDROOM FOUR

11'5" max x 9'2" max

with fitted wardrobe, radiator, and double glazed window to back.





BEDROOM FIVE

16'0" x 9'2"

with radiator, and double glazed window to front.

BEDROOM SIX

7'6" x 10'5"

with double glazed window to back, fitted wardrobes, and radiator.

ENSUITE

with wc, wash hand basin, corner bath tub, electric shower and fully tiled.



FAMILY BATHROOM

with bathtub (mixer taps), WC, wash hand basin, fully tiled, vinyl floor, radiator, and double glazed window to side.

REAR GARDEN

Mainly laid to lawn with paved area, mature trees, shed, and side access.

FRONT GARDEN AND PARKING

Lawn and block paved driveway for multiple cars.

NEARBY AMENITIES

Schools:

Myton School (600m)

Emscote Infant School (800m)

Coten End Primary School (1.2km)

Transport:

Leamington Spa Station (1.5km)

Warwick Station (1.6km)

M40 motorway nearby for road links





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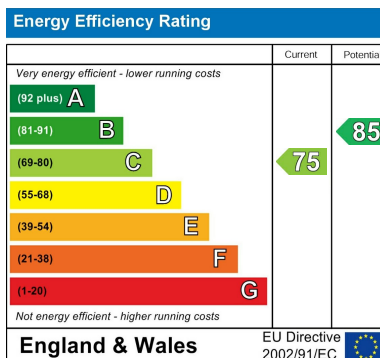
Floor 1



Floor 2

TOTAL: 2161 sq. ft, 200 m2
FLOOR 1: 1220 sq. ft, 113 m2, FLOOR 2: 941 sq. ft, 87 m2
EXCLUDED AREAS: GARAGE: 137 sq. ft, 13 m2, SHED: 24 sq. ft, 2 m2, PATIO: 567 sq. ft, 53 m2,
WALLS: 200 sq. ft, 19 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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