



Lady Grey Avenue, Warwick, CV34 6FH

# Property Description

\*\*\* AVAILABLE 19th JUNE \*\*\* This attractive, modern three storey, 3 bedroom end of terraced town house is located close to the A46, M40 with reputable schools near by.

Comprising in brief: Entrance hall with useful storage cupboard, cloakroom/WC. Kitchen with range of storage and all appliances included (fridge/freezer, washing machine & dishwasher), space for small breakfast bar. Lovely light and bright living room with garden views and direct access to garden via patio doors, carpeted for comfort and features a gas fireplace, generous additional storage cupboard located under stairs

To the first floor: Two double bedrooms to either side of hallway to the front and rear elevation, both with stand alone double wardrobes included. The Family sized bathroom sits in the middle of both bedrooms with full suite including shower over bath.

To the second floor: Spacious main bedroom with large walk in wardrobe, additional shower room located across the hallway.

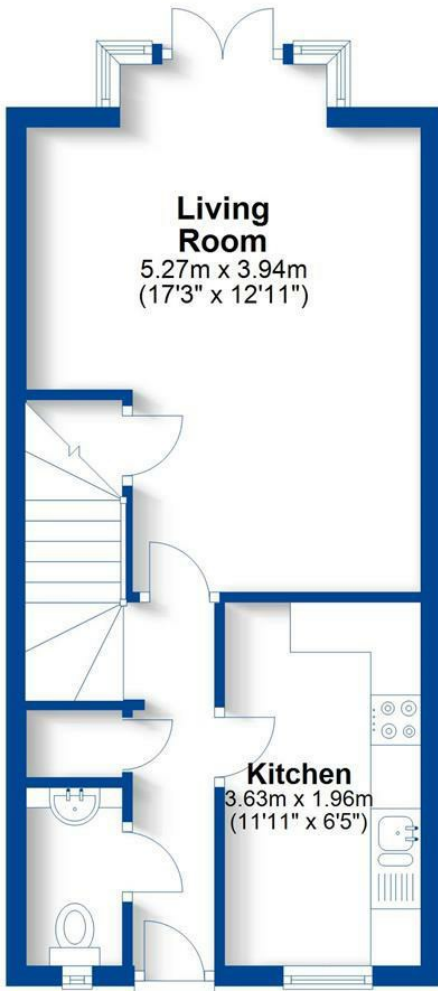
With driveway parking and a landscaped rear garden with patio area and shed, this property is offered UNFURNISHED. Council Tax Band D. Energy Rating C.





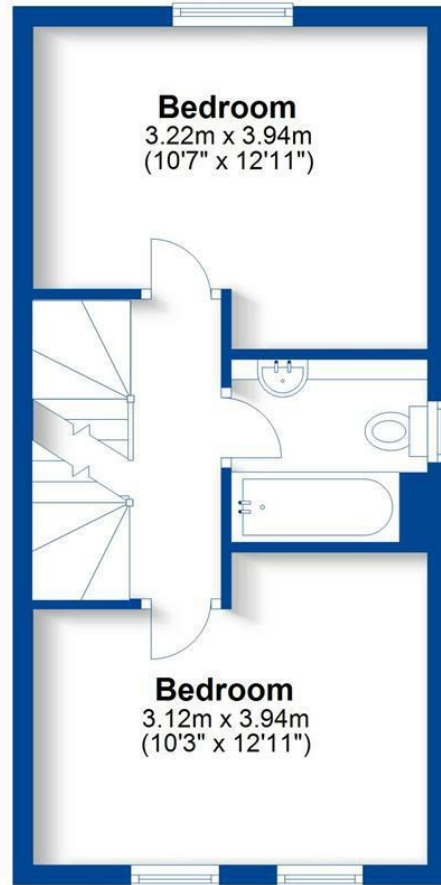
## Ground Floor

Approx. 34.6 sq. metres (372.4 sq. feet)



## First Floor

Approx. 33.2 sq. metres (357.5 sq. feet)



## Second Floor

Approx. 27.4 sq. metres (294.7 sq. feet)



Total area: approx. 95.2 sq. metres (1024.7 sq. feet)

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

- AVAILABLE 19th JUNE
- Heathcote, Warwick
- 3 Double Bedrooms, 2 Bathrooms & Ground Floor WC
- Three Storey Town House
- Unfurnished
- Spacious Living Accommodation
- Great Local Amenities and Commute Access
- Rear Private Garden & Driveway Parking
- Council Tax Band D
- Energy Rating C

**£1,375 PCM**