



47 Desdemona Avenue

Warwick **CV34 6FX**

Offers In The Region Of £250,000

47 Desdemona Avenue

Heathcote

This well presented modern mid terraced property is located in this ever popular and convenient position on the edge of the Heathcote development allowing easy access to both Leamington Spa and Warwick towns and not to mention the major road networks and train station. Set back from the road behind a pedestrian section and benefiting with two allocated parking bays in the car park to the rear of the garden. Upon entry, the entrance hallway gives way to a breakfast kitchen to the front, an open plan living / dining room to the rear with doors out to the gardens and a ground floor cloak room. The first floor offers two double bedrooms and a nicely presented bathroom. To the rear there is a low maintenance garden with rear gate of which leads to the parking.

LOCATION

Desdemona Avenue is located off Ophelia Drive and forms part of a supremely convenient location, well placed for access to the centres of both Leamington Spa and Warwick. Local facilities include the Shires Retail Park where large Sainsbury's and Aldi supermarkets can be found, there also being excellent local road links available including those to the Midland motorway network. Regular commuter rail services operate from both Leamington Spa and Warwick.

ON THE GROUND FLOOR

Entrance Hallway

4.06m x 1.90m (13'3" x 6'2")
This welcoming entrance hallway offers handy storage beneath the stairway and is finished with a laminate flooring that continues through to the living reception room to the rear. Doors lead off to:-

Breakfast Kitchen

2.76m x 1.84m (9'0" x 6'0")
This well presented and modern fitted kitchen is located to the front of the property and offers an array of both eye level and base units with complementary work surfaces and tiled splash backs. Integrated appliances include and oven, gas hob and extractor hood and there are spaces and plumbing available for a washing machine and stand up fridge freezer.

Living / Dining Room

3.83m x 3.64m (12'6" x 11'11")
Set to the rear with large double doors and windows looking out over the garden flooding lots of natural light within. The flooring continues from the hallway with the wooden effect laminate flooring and the decor finished with a neutral colour scheme.

Cloakroom

1.84m x 0.99m (6'0" x 3'2")
This handy ground floor cloakroom offers a modern white

suite with a low level flush wc and wash hand basin with tiled splash back areas. The flooring is finished in the same laminate as the majority of the ground floor.

ON THE FIRST FLOOR

Landing

2.86m x 1.96m (9'4" x 6'5")
Having handy loft point and doors leading off to all rooms on this level.

Bedroom One

3.82m x 3.07m (12'6" x 10'0")
This good sized double bedroom is located to the front of the property and has fitted wardrobes.

Bedroom Two

3.61m x 2.06m (11'10" x 6'9")
Set to the rear is this good sized second bedroom.

Bathroom

2.48m x 1.68m (8'1" x 5'6")
Fitted with a modern white suite

Features

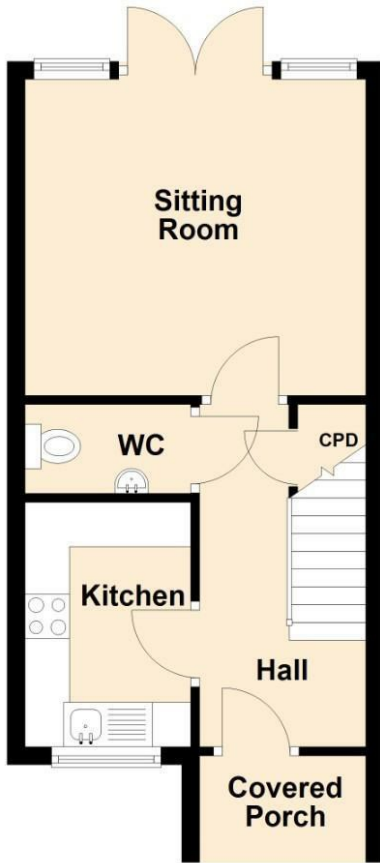
- Modern Mid Terraced
- Well Equipped Kitchen
- Bright Reception Room
- Ground Floor Cloakroom
- Two Double Bedrooms
- Conveniently Positioned
- Low Maintenance Garden
- Two Allocated Parking Bays



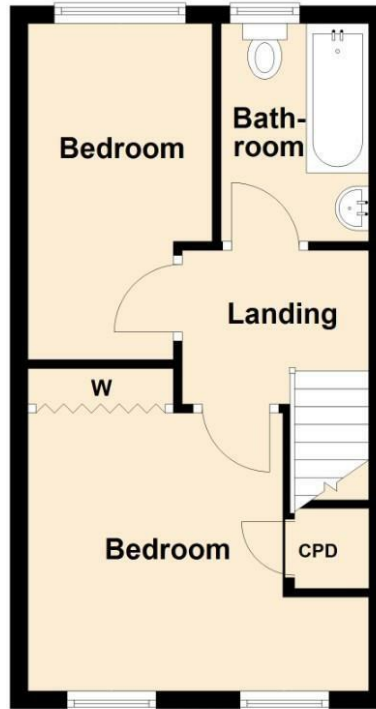


Floorplan

Ground Floor
Approx. 31.3 sq. metres (337.4 sq. feet)



First Floor
Approx. 28.8 sq. metres (309.6 sq. feet)



Total area: approx. 60.1 sq. metres (647.0 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band -



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(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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