

Parker Mercer Durnian

Warwickshire

www.parkermercerdurnian.co.uk



16 Byron Avenue

Warwick

CV34 6LB

Guide Price £295,000

01926 499428



Location

The town of Warwick is famous for its medieval castle, river views, beautiful parks, open spaces and its independent boys school (believed to be the oldest in the country). This prosperous and vibrant riverside town attracts almost three million visitors a year who travel to enjoy its rich variety of culture, shopping, restaurants, bars and buildings of historic interest.

The town is well served by motorway and regular train services to Birmingham and London whilst junction 15 of the M40 motorway is approximately two miles away.

A well proportioned three bedroom family home in need of some improvement and conveniently placed for Warwick town centre and within walking distance of excellent Schools and a local Shop.

The accommodation currently offers Lounge, Dining Room, Kitchen, Utility, Office, downstairs Shower Room, two double Bedrooms, a further single bedroom and family bathroom

There is also the benefit of driveway parking and a good size garden to the rear

There is scope to extend subject to the relevant Planning Permission

Agents Note: This property was listed approx. two years ago by the Vendor and we are using the same photographs

16 Byron Avenue

Warwick

Ground Floor

Entrance Porch

Entrance Hall

Having stairs rising to the first floor, central heating radiator and door to

Lounge. 14' x 11'2"

Having a window to the front elevation, central heating radiator, fireplace and door to

Dining Room. 11'8" x 11'

With patio doors leading to the rear garden, central heating radiator and door to

Kitchen. 11' max x 9'8"

Being fitted with a range of wall and base units, sink and drainer, space for cooker and fridge, door to useful understairs cupboard, window to the rear and further door to

Utility Room. 12'6" x 5'5"

With a range of wall units and worktops, door to garden and a further door to

Office. 7'8" x 6'7"

Having a window to the side elevation

Shower Room

Comprising a walk in shower cubicle, pedestal wash hand basin and low flush W.C., Cupboard housing washing machine and tumble drier and door leading to the front of the property

First Floor

Landing

Having a window to the side elevation access to partly boarded loft space with light and power

Bedroom One. 13'8" x 11'10"

With a window to the rear elevation, central heating radiator and fitted cupboard

Bedroom Two. 11'6" x 10'5"

Having a window to the front elevation, central heating radiator and a fitted cupboard

Bedroom Three. 9'2" x 7'5"

With a window to the front, central heating radiator and a fitted cupboard

Bathroom

With a window to the rear elevation and comprising a panelled bath, wash hand basin, low flush W.C., and central heating radiator



Outside

To the front of the property is a driveway and fore garden. The rear is of a generous proportion and is mainly laid to lawn.

Post Code
CV34 6LB

Council Tax
Warwick District Council.

Possession
Vacant possession will be given upon completion.

Viewing
For further particulars and appointments to view, please contact the Warwick office on 01926 499428



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