

## KIPLING AVENUE, WARWICK CV34 6LD



- **Detached Maisonette**
  - **GROUND FLOOR**
- **Double Bedroom with Fitted Wardrobe**
  - **Living Room**
  - **FITTED KITCHEN**
  - **Modern Bathroom**
    - **Rear Garden**
    - **Driveway Parking**
- **AVAILABLE END OF OCTOBER 2024**
  - **EPC - D (68)**

**1 BEDROOMS**

**£775 PCM**

Kipling Avenue is situated within a 10 minute walk of Warwick town centre, this one bedroom ground floor detached maisonette has been upgraded by the current owners over the years and now features a modern fitted kitchen, double glazing throughout, gas central heating.

Being a maisonette this property comes with its own garden which is located at the rear and provides a perfect place for Al-fresco dining, there is also a large workshop in the garden as well as a greenhouse.

AVAILABLE END OF OCTOBER 2024

### **To the front of the property**

There is a driveway purely for this maisonette which provides parking for two cars.

### **Accommodation in brief**

Accessed via its own private front door which leads straight into the hallway, there is a living room, separate kitchen, bathroom and double bedroom with large amounts of fitted wardrobe.

Access to the property is via a UPVC double glazed door which leads into the entrance hall being L-shaped, carpeted and with neutral decor. Light point to ceiling, gas central heating radiator, mirror fronted door which houses the baxi combination boiler and also provides a good amount of storage.

Obscure glazed door leads into....

### **Living room 13'11" x 10'10" (4.253 x 3.316)**

Continuation of the carpet and neutral decor, UPVC double glazed window to front elevation, UPVC double glazed french door to front elevation, gas central heating radiator, light point to ceiling, various electric sockets, tv point and a phone point.

### **Fitted kitchen 7'8" x 7'11" (2.337 x 2.419)**

With black slate effect tiles, neutral decor walls and ceiling, light point to ceiling, UPVC double glazed window to side elevation. The kitchen is fitted with a range of base and wall units in a beech frontage with a brush chrome handle, black granite effect work surface. There is a built in full size fridge freezer, an integrated stainless steel gas oven with four ring gas hob over with stainless steel splash-back, built in circular stainless steel sink with matching drainer, chrome hot and cold mixer tap, built in under-counter lighting and various electric sockets.

### **Bathroom 7'6" x 4'8" (2.295 x 1.436)**

Tiled to floor and to the majority to ceiling height with spotlights to ceiling and an obscure glazed UPVC window to side elevation. The bathroom is fitted to a high standard with a white modern sink with two deep drawers below with a light up mirror fitted above. Low level w.c. with chrome push flush, bath with chrome hot and cold mixer tap, chrome shower attachment and the main feature of this bathroom is the fitted television. All the wiring is in a panel which is accessible via a smoke glass panel to the left of the sink.

### **Bedroom 11'1" x 9'5" (3.402 x 2.886)**

Measurements from the fitted wardrobes, accessed via the hallway.

Continuation of carpet and neutral decor, one feature wallpapered wall, light point to ceiling, large double glazed window to rear elevation and overlooking the garden. There is a light point to ceiling and a gas central heating radiator, large mirror frotned sliding doors house a huge amount of hanging and drawer space with blanket storage above.



**To the front of the property**

There is a brick driveway providing off street parking for two vehicles, there is an attractive and well stocked bed with pathway leading to a full height gate, this gives access to the front door where there is a censored light.

From the full height gate the pathway runs to a storage area for recycling bins, there is also a solid wooden door with bolts which houses the tumble drier.

Further gate leads into the garden which has a nice sized area of lawn, large wooden shed (12 x 8) which could be used as a workshop or a studio and a green house (8 x 6).

**Council Tax**

We understand the property to be Band A.

**Viewing**

Strictly by appointment through the Agents

**Disclaimer**

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.

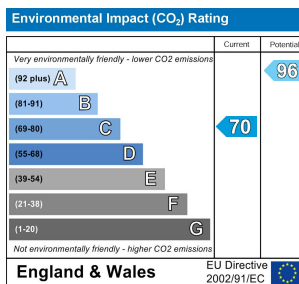
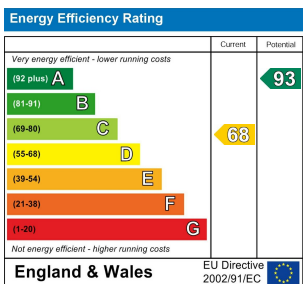
**Holding Deposit**

No tenant fees are payable on this property. One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit =  $£750 * 12 / 52 = £173$ )

**Lettings Disclaimer**

Whilst we endeavour to make our details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The landlord does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and before the tenancy agreements are drawn up. All electrical appliances mentioned within these letting particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for let with the property. All photographs are taken with a wide angled lens. Whilst we endeavour to make our lettings details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract.

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124. Management Department: For all enquiries regarding rental of property, or indeed management of rented property, please contact Robert West on (01926) 438123. For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.



www.hawkesford.co.uk t: 01926 430 553 f: 01926 430538 e: leamington@hawkesford.co.uk