

**FOR SALE**



**Masefield Avenue, Warwick**

**3 Bedroom, 1 Bathroom, Semi-Detached House**

**£340,000**

**MARTIN&CO**



- Three double bedrooms
- Light spacious living dining area
- Utility & downstairs cloakroom
- Solar pannels
- Private rear garden
- Substantial off road parking
- Convenient for schools & town
- No chain

A well presented, three double bedroom semi detached house located in this popular residential area, offering excellent access to the town and local schools. The house includes a spacious living room, dining room, kitchen, utility and downstairs cloakroom and benefits from double glazing, gas central heating and solar panels. There is a private rear garden, substantial off road parking and being a short walk from the primary school this property would be ideal for a family, first time buyers or even someone seeking to downsize.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Approach**  
Via a paved driveway which leads to the entrance door.

**Entrance Hall**  
Double glazed front door, central heating radiator, door leading into the living room and staircase rising to the first floor landing.



### Living Room

With double glazed window to the front, feature fire place with gas point, central heating radiator, television aerial point and opening through to dining room.

### Dining Room

With double glazed patio door to the rear, central heating radiator and door through to kitchen.

### Kitchen

A range of wall and base mounted units with complementary work surface over, incorporating a sink and drainer unit, built in electric oven, gas hob with extractor above, space for fridge, Worcester central heating boiler, double glazed window to the rear, spot lighting, pantry and door leading into the utility.

### Utility

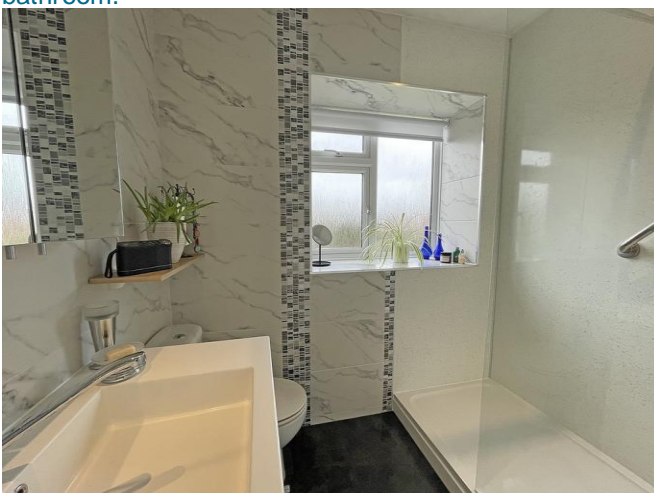
With double glazed door to the front, stainless steel sink, space for fridge freezer, dryer and washing machine, door leading into store room and double glazed door to the rear.

### Cloak room

With low level W.C and wash hand basin.

### Landing

Staircase rising from the hall, hatch providing access to the loft space and doors leading into the bedrooms and bathroom.



### Primary Bedroom

Double glazed window to the rear, built in cupboard, central heating radiator and spot lights.

### Bedroom Two

Double glazed window to the front, central heating radiator, built in cupboard and spot lights.

### Bedroom Three

Double glazed window to the front, central heating radiator, built in over stairs cupboard and spot lights.

### Bathroom

Full width walk in shower enclosure with mains fed shower and rainfall attachment, wash hand basin with unit beneath, low level W.C, tiling to the walls, spot lighting, wall mounted heated towel rail and double glazed window to the rear.

### Front

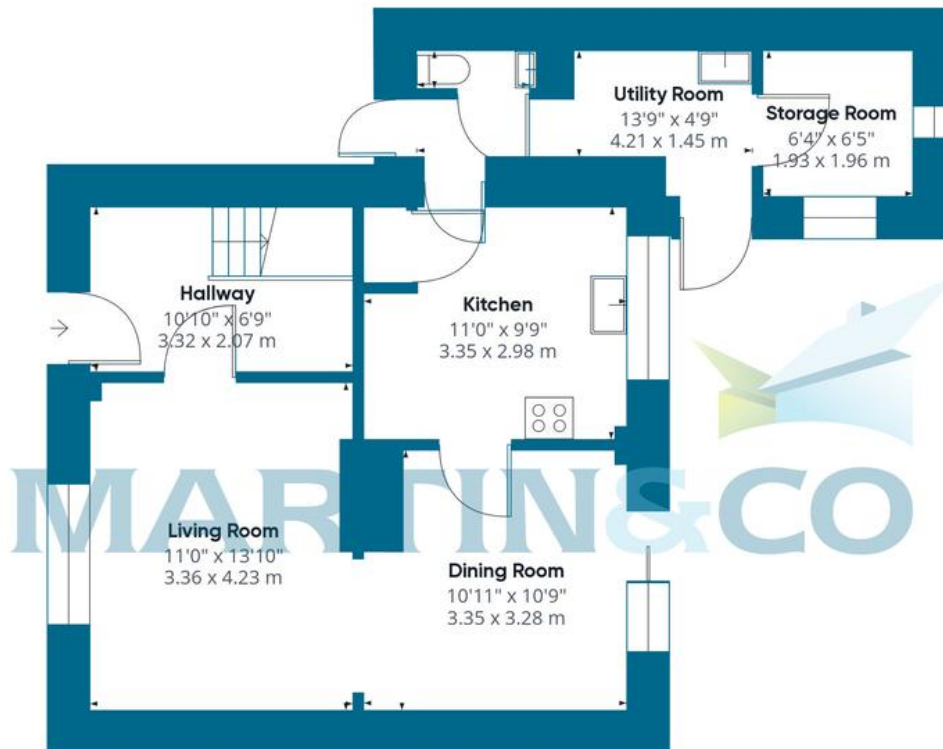
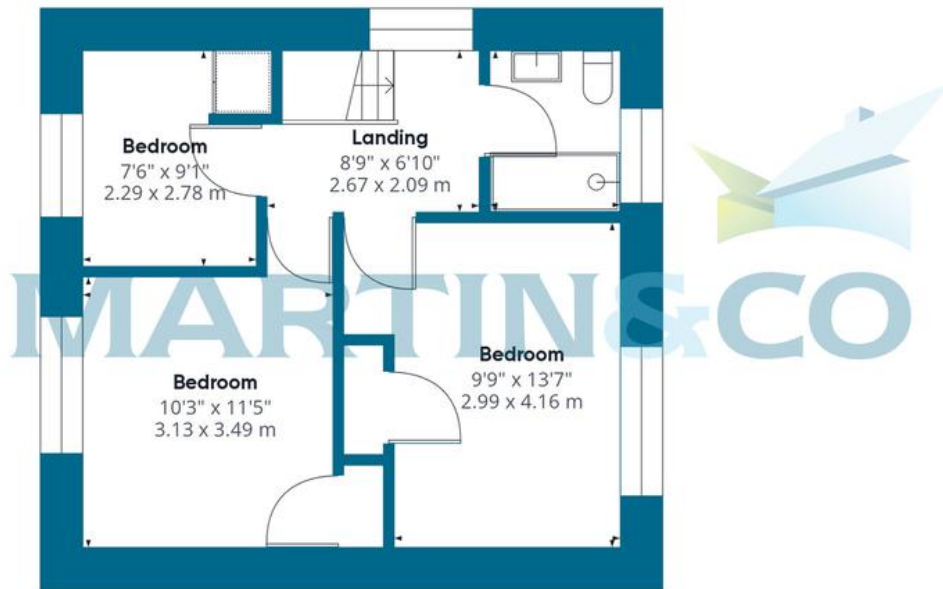
Substantial driveway with gravel border.

### Rear

Fence enclosed rear garden, mainly lawn with block paved patio and pathway, mature borders with vegetable patch.

### Council tax band - C





**Approximate total area**

1031.17 ft<sup>2</sup>

95.8 m<sup>2</sup>

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