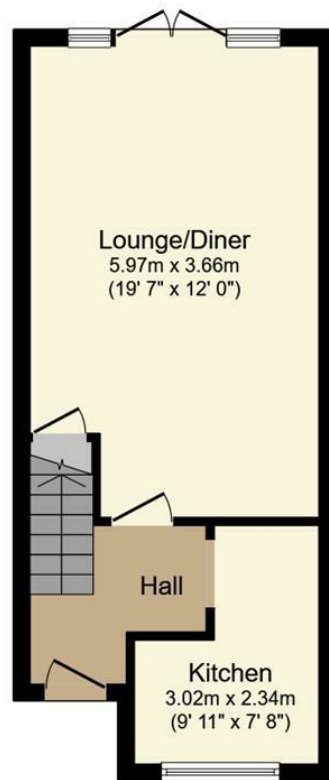


Peter Clarke



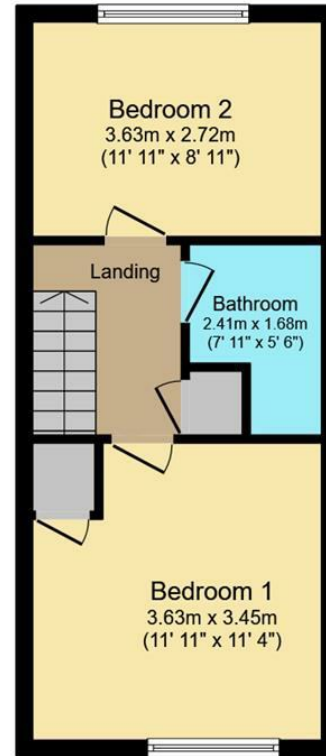
54 Avon Street, Warwick, CV34 4PX

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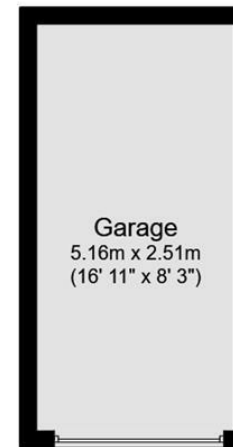
Ground Floor

Floor area 31.9 sq.m. (344 sq.ft.)



First Floor

Floor area 33.2 sq.m. (358 sq.ft.)



Garage

Floor area 13.0 sq.m. (140 sq.ft.)

TOTAL: 78.1 sq.m. (841 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



- Two double bedrooms
- Modern fitted kitchen
- Lounge diner
- Garage
- Popular location
- Double glazing
- Gas central heating
- Off road communal parking
- No forward chain



Offers Over £280,000

This is a beautifully presented and spacious two bedroom terraced home sat in a popular location in Warwick being offered with no forward chain. This is conveniently positioned being near to the local schools, shops, amenities, and transport links, also being within easy reach of Warwick town centre. The property comprises an entrance hall, lounge diner, modern fitted kitchen, two double bedrooms, bathroom, garden, garage and off road communal parking to the rear.

APPROACH

With path leading to the front door and low maintenance fore garden.

ENTRANCE HALL

With door to the front and stairs leading to the first floor.

LOUNGE DINER

A generous space with television point, under stairs storage, windows to the rear and French doors leading to the garden.

KITCHEN

A modern fitted kitchen with shaker style units and wooden worksurface over, integrated electric oven and gas hob with extractor over, window to the front and space and plumbing for washing machine.

BEDROOM ONE

A good sized double room with window to the front and built in storage.

BEDROOM TWO

Another double room with window to the rear.

BATHROOM

With bath and shower over, WC and pedestal sink.

GARDEN

A south westerly facing garden, mainly laid to lawn with patio and gated rear access.

GARAGE

With up and over doors and electricity.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, water and gas are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.







DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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Peter Clarke

