



50, Avon Street, Warwick

Price Guide  
£285,000





This spacious, semi-detached house is situated in a most convenient location between Warwick and Leamington Spa, close to St Nicholas Park. The accommodation briefly affords an entrance hall, lounge/dining room, conservatory, kitchen, two double bedrooms, shower room, gas heating, double glazing, rear garden, and a garage en-bloc. Energy rating D. NO UPWARD CHAIN.

#### Location

Avon Street is in a popular residential location close to St. Nicholas Park and is understood to be within the Coten End and Myton school catchment. The area is also perfectly positioned for access to both Warwick and Leamington Spa town centre amenities and is within walking distance of the highly convenient Lidl store.

#### Approach

Through a double-glazed entrance door into:

#### Entrance Hall

Radiator, wall-mounted Honeywell thermostat control panel, staircase rising to First Floor Landing. Doors leading to:

#### Lounge/Dining Room

19'1" x 12'0" (5.82m x 3.66m )

With a focal point electric fire, set on a marble hearth, radiator, wiring for wall lights, and stairs storage cupboard. Double-glazed sliding doors lead to the:

#### Conservatory

9'8" x 7'7" (2.95m x 2.32m)

Wood effect flooring, radiator, double-glazed windows and

double-glazed French doors provide access to the rear courtyard garden.

#### Fitted Kitchen

7'10" x 9'6" (2.40m x 2.92m)

Having a range of wood fronted base and eye level units with complementary worktops and tiled splashbacks, single drainer sink unit with mixer tap and rinse bowl. Built-in electric oven and ceramic hob with illuminated extractor above. Space and plumbing for washing machine and slim-line dishwasher, space for upright fridge/freezer. Wall-mounted Potterton gas-fired boiler and a double-glazed window to the front aspect.

#### First Floor Landing

Access to roof space with ladder. Built-in Airing Cupboard housing the hot water cylinder. Doors to:





#### Bedroom One

12'0" x 11'4" (3.68m x 3.46m)

With full height, part mirrored sliding wardrobe doors extending across one revealing ample storage space, radiator, additional bulkhead storage cupboard and a double-glazed window to the front aspect.

#### Bedroom Two

10'0" x 8'11" (3.05m x 2.73m)

Range of built-in, full height double door wardrobes with central vanity area, drawers and cupboard above, radiator and a double glazed window to the rear aspect.

#### Shower Room

White suite comprising WC, wash hand basin with storage, chrome heated towel rail, extractor fan, and downlighters. Wide tiled shower enclosure with shower system and glass shower screen.

#### Outside

There is a block-paved front garden with a pedestrian gate leading to the recessed canopy porch.

#### Rear Garden

A south-westerly facing garden. Designed for ease of maintenance, laid mainly to pave with a stocked border. There is a timber garden shed and the garden is enclosed on all sides, with a gated rear pedestrian access.

#### Single Garage

It is accessed via Pickard Street. Being en-bloc with an up-and-over door.

#### Tenure

The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

#### Services

All mains services are understood to be connected. NB, We have not tested the heating, domestic hot water system, kitchen appliances, or other services and whilst believing them to be in satisfactory working order, we cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

#### Council Tax

The property is in Council Tax Band "C" - Warwick District Council

#### Postcode

CV34 4PX

**Ground Floor**  
Approx. 38.8 sq. metres (417.8 sq. feet)



**First Floor**  
Approx. 32.5 sq. metres (349.6 sq. feet)



**Total area: approx. 71.3 sq. metres (767.4 sq. feet)**

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>85</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>60</b>               |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

Also at: Leamington Spa, Somerset House,  
Clarendon Place, Royal Leamington Spa CV32 5QN