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35, St. Laurence Avenue, Warwick

Price Guide £325,000



This traditional, three-bedroom semi-detached house is set in generous-sized gardens, with off-road parking to the front. The accommodation is arranged as follows: Entrance hall, living room, separate dining room, kitchen, enclosed side lobby with WC, first-floor bathroom, gas heating and double glazed where stated. No upward chain. Energy rating D

#### Location

St. Laurence Avenue is also well positioned for easy access to the town centre and is within

walking distance of the race course.

Warwick has a variety of shopping, cafés, restaurants and recreational facilities plus commuting is easy, with regular trains from nearby Warwick Station, and from Warwick Parkway and Leamington Spa to London Marylebone. The motorway network is easily accessible with junction 15 of the M40 2.5 miles to the south of the town, giving access to Birmingham, the north, and London and the south.

#### Approach

Through a double glazed entrance door into:

#### Entrance Hall

Radiator, wood effect floor, staircase rising to First Floor Landing. Doors to:

#### Dual Aspect Living Room

15'7" x 12'0" (4.75m x 3.66m)

Chimney breast with a wall-mounted gas fire, a radiator, and double-glazed windows facing the front and rear.





### Dining Room

11'11" x 9'11" (3.65m x 3.03m)

Wood effect floor, radiator, wall mounted thermostat control panel, double glazed window to front aspect. Opening to:

### Kitchen

10'3" x 9'1" (3.14m x 2.79m)

The kitchen features a range of matching base and eye level units, worktops with an inset single drainer sink unit with mixer tap and rinse bowl. There's

space for a gas cooker with an extractor unit over it and space and plumbing for a washing machine. There are two double-glazed windows to the rear aspect, a latched door to the under-stairs storage cupboard, and a door leading to the lounge.

### Enclosed Side Lobby

Tiled floor, double glazed casement door to side aspect and garden. Latched door to:

### WC

Low flush WC, tiled floor and a double-glazed window to the rear aspect.

### First Floor Landing

Access to roof space. Doors to:

### Bedroom One

15'7" x 10'9" min (4.77m x 3.30m min)

Radiator, built-in storage cupboard and cupboard housing the combination gas-fired boiler, double glazed windows to front and rear aspects.

### Bedroom Two

11'11" x 10'0" (3.65m x 3.05m)

Radiator, built-in storage cupboard providing





hanging rail and storage space and a double-glazed window to the front aspect.

### Bedroom Three

9'1" x 8'8" (2.79m x 2.66m)

Radiator and a double-glazed window to the rear aspect.

### Bathroom

White suite comprising WC, pedestal wash hand basin, bath with Mira Sport shower system over, radiator and a double-glazed window to the rear aspect.

### Outside

There is a wide driveway to the front providing good off-road parking.

### Rear Garden

Which backs onto Warwick Cricket Club and enjoys a southerly aspect with views over the pitch. Good-sized, partly enclosed paved patio area, timber garden shed, lawned gardens with stocked borders, outside tap, and gated side pedestrian access.

### 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**

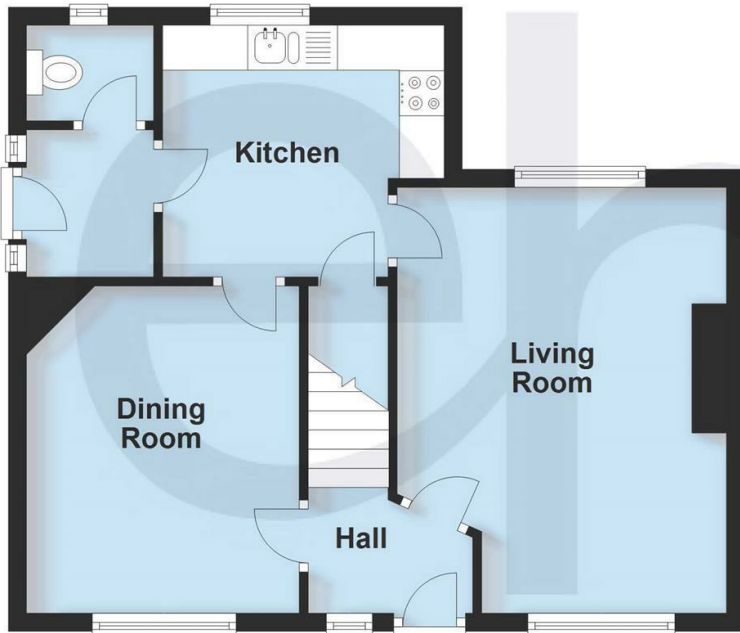
CV34 6AR



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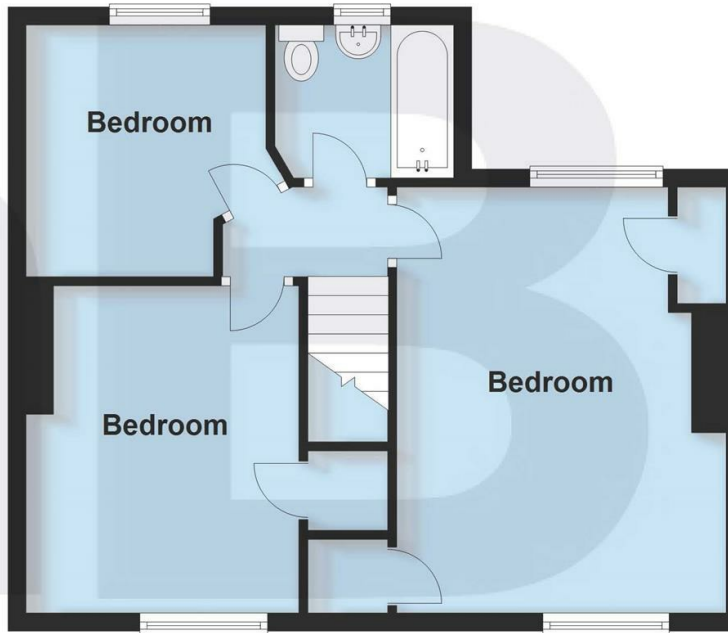
## Ground Floor

Approx. 45.3 sq. metres (488.1 sq. feet)



## First Floor

Approx. 45.5 sq. metres (490.2 sq. feet)



Total area: approx. 90.9 sq. metres (978.2 sq. feet)

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

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Warwick Office  
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Warwick  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC

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