

FOR SALE



Byron Avenue, Warwick

2 Bedroom, 1 Bathroom, Maisonette

£180,000





- Two double bedrooms
- First floor
- Spacious living room
- Gas central heating
- Private rear garden
- No chain

A spacious two double bedroom first floor maisonette, superbly located in Warwick. Offering generously sized rooms throughout, this light and airy accommodation is ideal for modern living. The property further benefits from a private rear garden, and provides an excellent opportunity for first-time buyers looking to step onto the property ladder, or investors seeking a strong rental prospect.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



APPROACH

A paved pathway leads to steps up to the private entrance door which leads into the entrance hall with stair rising to the first floor.

KITCHEN 9' 5" x 7' 0" (2.87m x 2.13m)

A range of wall and base units with worktop incorporating sink and drainer, electric ceramic hob the oven beneath, space a plumbing for washing machine and fridge freezer, walk in cupboard housing Glow worm central heating boiler, windows to the rear and side.

LIVING ROOM 17' 8" x 14' 4" (5.38m x 4.37m)

With two windows to the front and fire surround.

PRIMARY BEDROOM 12' 8" x 10' 8" (3.86m x 3.25m)

A spacious double bedroom overlooking the rear garden.

BEDROOM 12' 9" x 9' 3" (3.89m x 2.82m)

A generous double bedroom with convenient storage over the entrance staircase with electric fuse box.

BATHROOM 6' 6" x 5' 4" (1.98m x 1.63m)

White suite with shower over bath, sink and low level W.C and window to the rear.



OUTSIDE

BRICK BUILT STORAGE

A great space for accommodating a bike, lawnmower and any other tools.

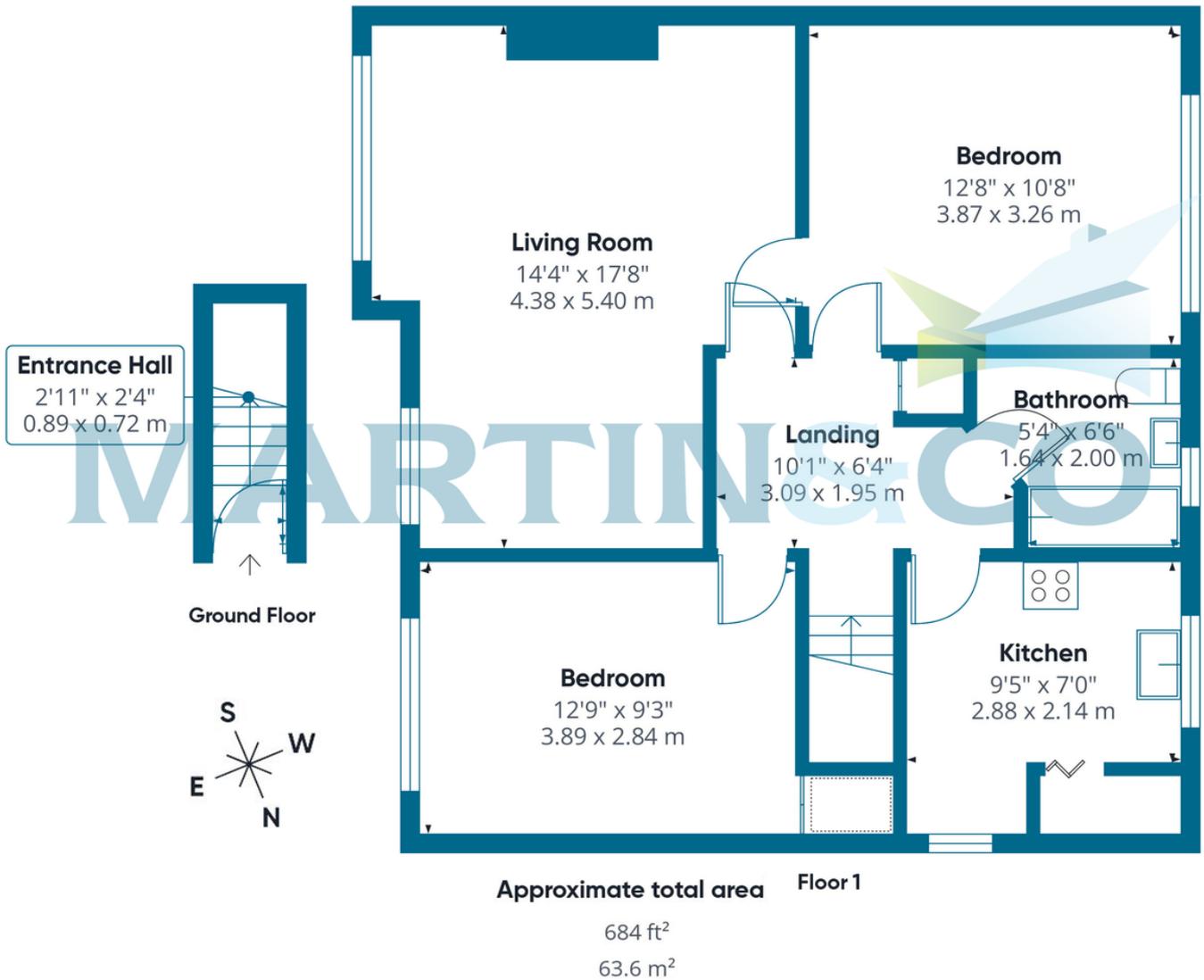
PRIVATE GARDEN

A secluded private garden located at the rear of the property.

TENURE

The property is leasehold with a 125 year lease from 21 March 1988 with an annual ground rent of £10. We understand that Warwick District Council are the freeholder with an approximate service charge of £421.41 per annum. This information should be checked and verified by your legal representative.





Martin & Co Leamington Spa **01926 889 054**
 38 Hamilton Terrace • Holly Walk • Leamington Spa •
 CV32 4LY <http://www.martinco.com>
 T: 01926 889 054 • E: leamingtonspa@martinco.com



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, in or for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

