



23 Desdemona Avenue

Warwick Gates, Warwick, CV34

Asking Price £249,950



A 2 Bedroom House with parking for 2 cars, This is a great 1st time buy or a buy to let
Comprising an entrance hall, kitchen to front, lounge to rear, cloakroom, family bathroom,
South westerly rear garden Located with in easy distance to Bus stops, train station shop
and amenities.



Draft

The details have not been confirmed by the vendors.

Front

Driveway in front providing off road parking for 2 cars
side side, path and shrubs with a established hedge

Canopied Porch

Paved step, outside light.

Entrance hall

12'7" x 6'4" (3.84 x 1.93)

Entered via opaque metal clad double glazed door,
radiator, power points, smoke detector, under stairs
storage cupboard, central heating thermostat,
laminare flooring, stairs to 1st floor, doors opening to:

Cloakroom

6'2" x 3'1" (1.88 x 0.94)

2 piece suite comprising low level WC, pedestal wash
hand basin, decorative tile splash back, radiator,
extractor fan.

Kitchen

9'0" x 6'0" (2.74 x 1.83)

UPVC double glazed window to front. Fitted kitchen
with range of eye and base level units plus drawers
with ample work surface, single bowl single drainer
sink unit with mixer taps, decorative tile splash back,
ample worktop surface. built in appliances including
gas hob with extractor hood, electric fan assisted built
under oven, power points, ceramic tile flooring.

Lounge Diner

12'5" x 11'8" (3.78 x 3.56)

UPVC double glazed French doors with side glass to

rear aspect giving view and access to rear garden, TV
point, power points, 2 x single radiators, laminare
flooring.

Landing (1st Floor)

Access to loft space, power point, smoke detector,
doors to all rooms.

Bedroom 1

10'0" x 12'5" (3.05 x 3.78)

2 x UPVC double glazed window to front aspect, built
in airing cupboard housing gas combination boiler
supplying domestic hot water and central heating and
additional storage space, built in triple wardrobes,
radiator power points.

Bedroom 2

11'10" x 6'8" (3.61 x 2.03)

UPVC double glazed window to rear aspect, radiator,
power points

Bathroom

Opaque UPVC Double glazed window to rear aspect, 3
piece suite comprising paneled bath with dual taps and
shower over, pedestal wash hand basin, low level WC,
part tiled walls, radiator, extractor fan.

Rear

Decking area with pebbled area, garden shed, rear
access, bounded by panelled fencing.



Road Map



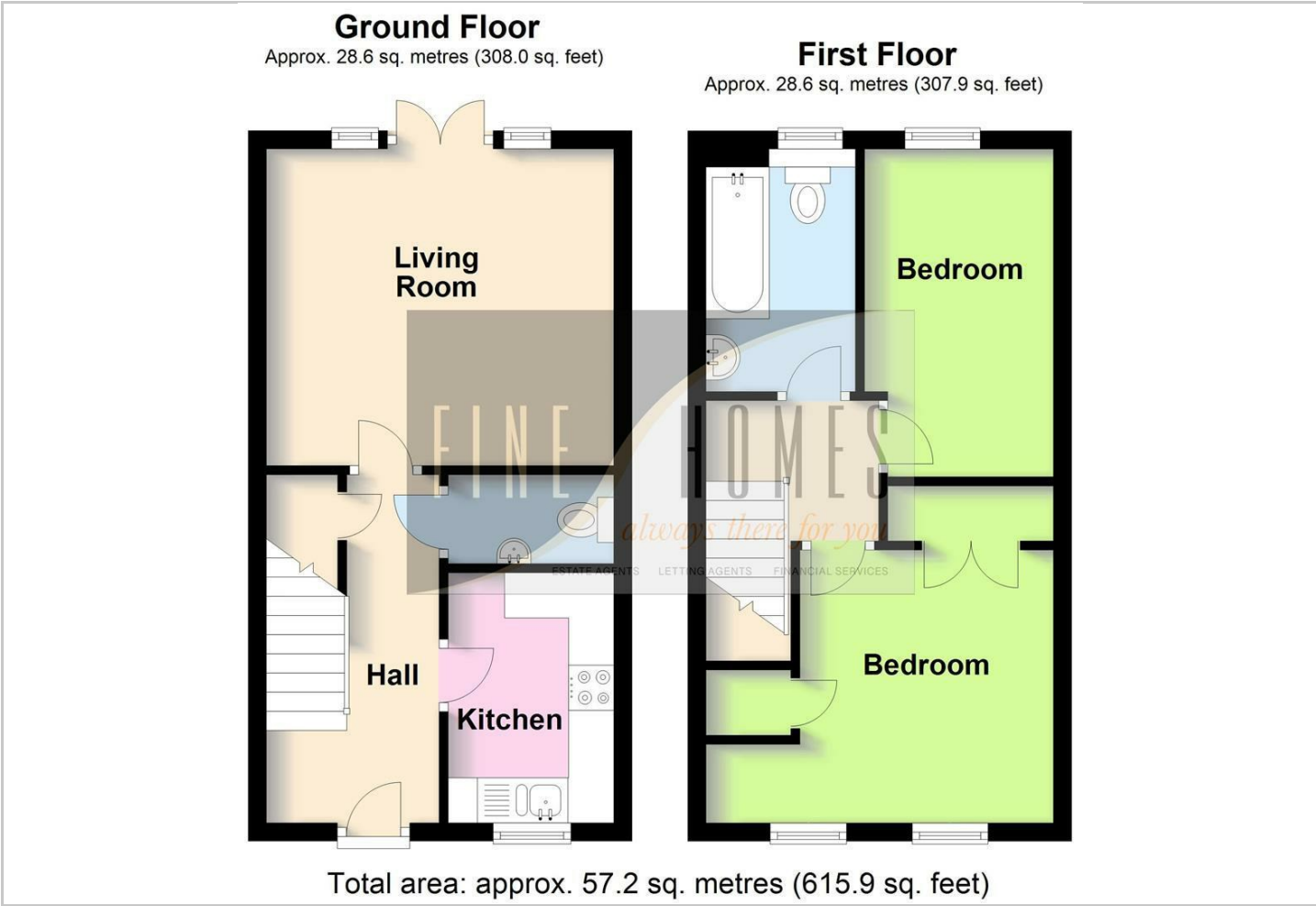
Hybrid Map



Terrain Map



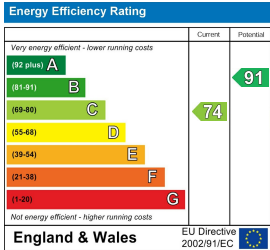
Floor Plan



Viewing

Please contact our Warwick Office on 01926 888838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



4 Cressida Close Warwick Gates Heathcote Warwick CV34 6DZ T. 01926 888838 F. 01926 885368 E. info@finehomes.org.uk www.finehomes.org.uk

Abco Properties Ltd trading as Fine Homes. Registered Office: Bank Gallery High Street Kenilworth Warwickshire CV8 1LY Registered No. 0529067 VAT No. 854905011

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