



Connells

Kirby Avenue
Warwick



Property Description

A light and airy two bedroom semi-detached home located in the desirable location of Woodloes, Warwick. This superb property comes with a driveway, garage and low maintenance rear garden.

The home in brief comprises, entrance hall to the side with direct access to the lounge and rear kitchen/diner. The kitchen/diner offers French doors leading to the ample sized rear garden, whilst the lounge to the front has a large bay window letting in lots of light.,

On the first floor there are two inviting bedrooms, the master offers ample full height wardrobe space, with the second bedroom also benefiting from two built in storage cupboards. There is a family bathroom aswell with access on the landing to the attic space.

The Location

The light and airy property is situated in the sought after Woodloes location and offers excellent travel links. For national commuters it is only a short drive to the M40 and Warwick Parkway park and ride train line for frequent visitors to London. The property is also just a couple of minutes walk away from the bus stop and has easy access to local shops and amenities including a M&S Simply Food, BP garage and Priory Medical Centre.

Kirby Avenue is just 1.2 miles to the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

Entrance Hall

Tiled flooring.

Lounge

Bay window to front, wood style flooring, stairs rising to first floor.



Kitchen

Fitted with a range of base and wall mounted units with work surface over, cooker with gas hob, tall fridge freezer, dishwasher, washing machine, continuation of wood style flooring and window to the rear. There is ample space for a dining table and a set of French doors leading to the rear garden.

Landing

Window to side, with loft access - part boarded with light and ladder.

Bedroom One

Window to front, wood style flooring and wardrobes.

Bedroom Two

Wood style flooring with shelving cupboard and rail cupboard and a window to rear.

Bathroom

Fully tiled suite, a bath with shower over, pedestal wash hand basin, low level W/C and obscure glazed window to rear.

Rear Garden

Low maintenance gravel garden with a paved area, borders with shrubs and plants. Access into the garage is found here whilst a shed is situated to the back of the garden.

Garage

Up and over door.

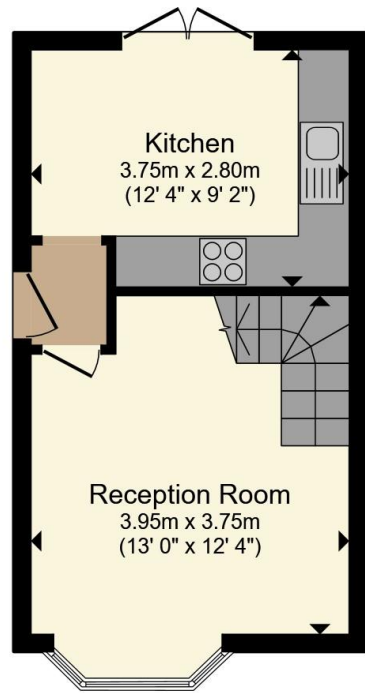
Buyer Aml Fee

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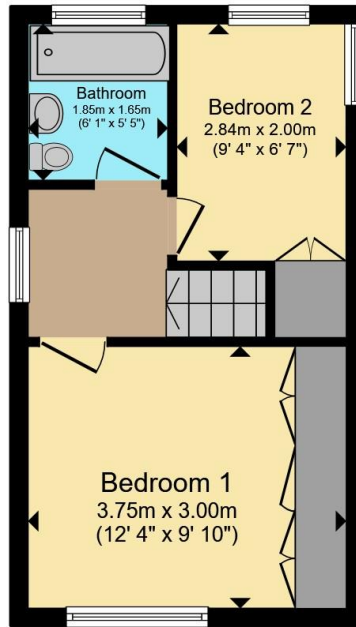




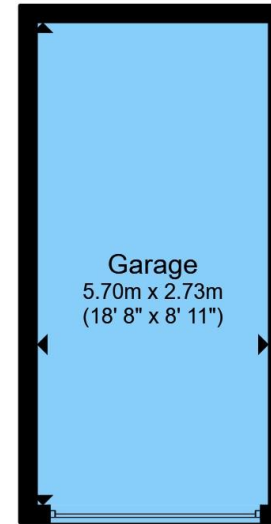




Ground Floor



First Floor



Garage

Total floor area 68.2 m² (734 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

Connells

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14 High Street
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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

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