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RESIDENTIAL

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22, Longfellow Avenue, Warwick

Offers Over
£315,000



This traditional, semi-detached family house offers spacious three-bedroom accommodation set in generous, established gardens with a good-sized driveway to the front. The well-appointed accommodation briefly comprises: an entrance hall, living room, dining room with garden room off, fitted kitchen, enclosed side entrance with WC, study area, utility, family bathroom, gas heating and double glazing where stated. Energy rating C.

Location

Located in this established residential area, just

under a mile from Warwick town centre offering shopping, social, and cultural amenities, with easy access to the A46, junction 15 of the M40 motorway, and Warwick Parkway railway station, ensuring excellent commuter connections.

Approach

Through a UPVC double-glazed entrance door into:

Reception Hall

Radiator, coving to ceiling, double glazed window to side aspect. Wooden doors to:

Living Room

14'0" x 10'11" (4.29m x 3.34m)

Wood-effect floor, coving to the ceiling, radiator, double-glazed bow window to the front aspect with display area and an opening leads through to:

Dining Room

10'11" x 9'11" (3.33m x 3.03m)

Matching floor, coving to ceiling and wall light points. Double-glazed patio door to the garden room and opening to:



Garden Room

9'6" x 5'10" (2.90m x 1.80m)

Having UPVC double-glazed windows, a glass roof, and double casement windows provides access to the rear garden.

Fitted Kitchen

11'1" x 9'10" (3.38m x 3.01m)

Range of matching base and eye level units, complementary worktops and tiled splashbacks with an inset single drainer sink unit with mixer tap

and rinse bowl. Hotpoint electric oven with storage cupboards above and below, four-ring gas hob with extractor unit over. Wood-effect floor, radiator, under-stairs storage and a double-glazed window to the rear aspect. Door to:

Side Entrance

Radiator, wood-effect floor, double-glazed casement door to front aspect. Doors reveal a former Shower Room (not in use) and WC, and an opening leads through to a Study area.

WC

Low-flush WC, ceiling light point, wood-effect floor. Opening to:

Study Area

10'2" x 5'11" (3.11m x 1.82m)

Radiator, double glazed window to side aspect. Door to:

Utility Room

11'2" x 5'11" (3.41m x 1.81m)

Worktop with an inset single drainer sink, space



and plumbing for a washing machine and tumble dryer. Power and light, double-glazed casement door and window to the side aspect.

First Floor Landing

Radiator, double-glazed window to the side aspect, and an open-tread staircase provide access to the roof space. Doors to:

Bedroom One

11'4" x 10'4" (3.47m x 3.16m)
Radiator, useful storage recess and a double-glazed window to the front aspect.

Bedroom Two

11'5" x 9'11" (3.50m x 3.04m)
Radiator, double-glazed window to the rear aspect and an open wardrobe recess.

Bedroom Three

9'3" x 7'4" (2.83m x 2.24m)
Radiator, storage cupboard housing the Ideal combination gas-fired boiler and a double-glazed window to the front aspect.



Bathroom

White suite comprising WC and pedestal wash hand basin, bath with mixer tap, shower system over with rainfall shower head and separate shower attachment, glazed shower screen, radiator and a double-glazed window to the rear aspect.

Roof Space

14'11" x 10'4" (4.55m x 3.17m)
Boarded and carpeted, roof light and access to further eaves space.



Outside

To the front of the property is a double-width driveway providing good off-road parking.

Good Sized Rear Garden

A real selling point, with plenty of seating areas, including a decked area. The garden features a raised garden pond, lawned and stocked areas and a shed/workshop.

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 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

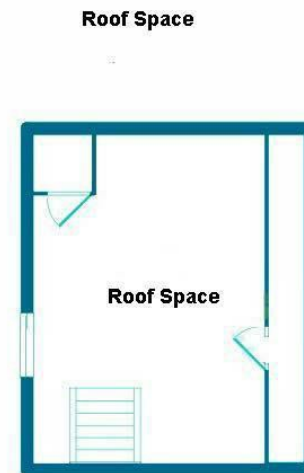
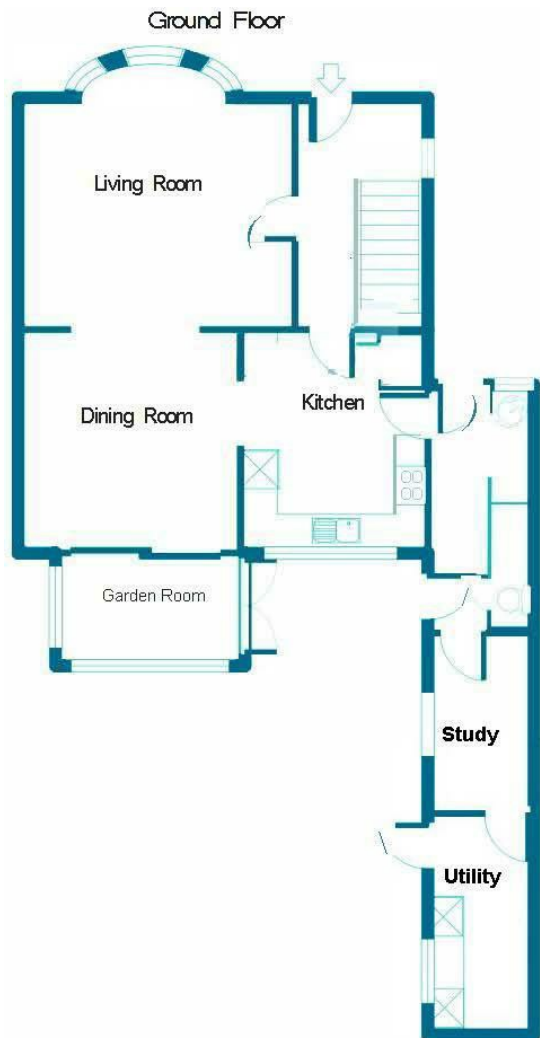
Postcode

CV34 6JZ



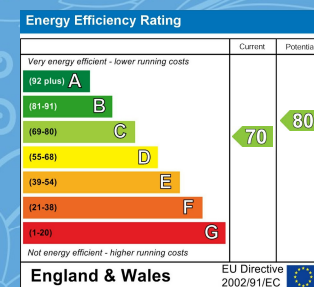
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