

FOR SALE



Kipling Avenue, Warwick

3 Bedroom, 1 Bathroom, Semi-Detached House

£375,000


MARTIN&CO



- Three double bedrooms
- Spacious living room
- Kitchen / dining room
- Utility room
- Immaculately presented
- Private rear garden
- Corner plot
- Garage and off road parking

An immaculately presented three double bedroom semi-detached home, occupying this fantastic corner plot, perfectly located for local schools and the town centre. On the ground floor there is a generous living room, spacious open plan kitchen dining room which leads onto a utility and out to the rear garden. On the first floor, the home accommodates three double bedrooms along with a sleek bathroom furnished with a modern white suite. The property benefits from a private rear garden, substantial off road parking, garage and all the advantages of a corner plot.

APPROACH Via a paved pathway which leads to the entrance door.

HALL 5' 5" x 5' 4" (1.65m x 1.63m) Double glazed front door, central heating radiator, doors leading into the living room and kitchen dining room and staircase rising to the first floor landing.

LIVING ROOM 16' 11" x 11' 4" (5.16m x 3.45m) With double glazed window to the front, bespoke marble fire place with electric feature fire, two central heating radiators, television aerial point and double glazed French door to the rear.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	88	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



DINING ROOM 10' 10" x 10' 7" (3.3m x 3.23m) With double glazed window to the front, wall and base mounted units with work surface and shelving, central heating radiator and archway through to kitchen.

KITCHEN 14' 1" x 7' 5" (4.29m x 2.26m) A range of wall and base mounted units with complementary work surface over, incorporating a white Blanco Silgranit sink with matching extendable tap, Bosch integrated appliances including, electric oven, gas hob with extractor above, dishwasher, AluSplash splashback, double glazed window to the rear, under stair cupboard and door leading into the utility.

UTILITY ROOM 14' 7" x 5' 10" (4.44m x 1.78m) With windows to the side and rear, base unit with work surface over, space and plumbing for washing machine, dryer and fridge freezer and double glazed door to the rear.

LANDING 9' 2" x 8' 5" (2.79m x 2.57m) Staircase rising from the hall, hatch and pull down ladder providing access to 2/3 boarded loft space and doors leading into the bedrooms and bathroom.

PRIMARY BEDROOM 10' 11" x 10' 5" (3.33m x 3.18m) Double glazed window to the front, Starplan fitted wardrobes and central heating radiator.



BEDROOM TWO 11' 6" x 8' 5" (3.51m x 2.57m) Double glazed window to the front, Starplan built in wardrobe and central heating radiator.

BEDROOM THREE 8' 6" x 8' 3" (2.59m x 2.51m) Double glazed window to the rear and central heating radiator.

BATHROOM 7' 7" x 7' 3" (2.31m x 2.21m) With a white suite including and panelled bath with shower screen, mains fed shower, wash hand basin, low level W.C, tiling to the walls, wall mounted contemporary vertical radiator, storage cupboard housing Vaillant central heating boiler and double glazed window to the rear.

OUTSIDE

FRONT Substantial lawn area, garage and driveway, gravel border and gated access to the rear.

REAR Fence enclosed rear garden, mainly lawn with paved patio, gravel barbeque area and mature borders.

GARAGE 19' 11" x 10' 2" (6.07m x 3.1m) With up and over door, independent fuse board and lighting.





Approximate total area

948.12 ft²

88.08 m²

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