

FOR SALE



Costard Avenue, Warwick
£475,000

MARTIN&CO

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£475,000

A spacious, immaculately presented modern property, tucked away in a quiet cul-de-sac, multiple off road parking spaces, three reception rooms, low maintenance garden and a fantastic open plan kitchen. The property is set over three floors, with two double bedrooms on the first floor and a fabulous dual aspect primary suite located on the top floor, with walk in wardrobe, dressing area and modern en-suite. The property offers flexibility to suit individual needs with various layout options and would make an ideal family home.



LIVING ROOM 11' 4" x 8' 0" (3.45m x 2.44m)

CLOAKROOM 5' 11" x 2' 9" (1.8m x 0.84m)

HALLWAY 13' 9" x 3' 3" (4.19m x 0.99m)

KITCHEN 14' 11" x 14' 9" (4.55m x 4.5m)

DINING ROOM 11' 8" x 11' 0" (3.56m x 3.35m)

OFFICE / STUDY 15' 9" x 7' 4" (4.8m x 2.24m)

FIRST FLOOR

BEDROOM 14' 6" x 9' 7" (4.42m x 2.92m)

WARDROBE 5' 9" x 4' 9" (1.75m x 1.45m)

BEDROOM 10' 5" x 8' 2" (3.18m x 2.49m)

BATHROOM 5' 11" x 2' 9" (1.8m x 0.84m)

SECOND FLOOR

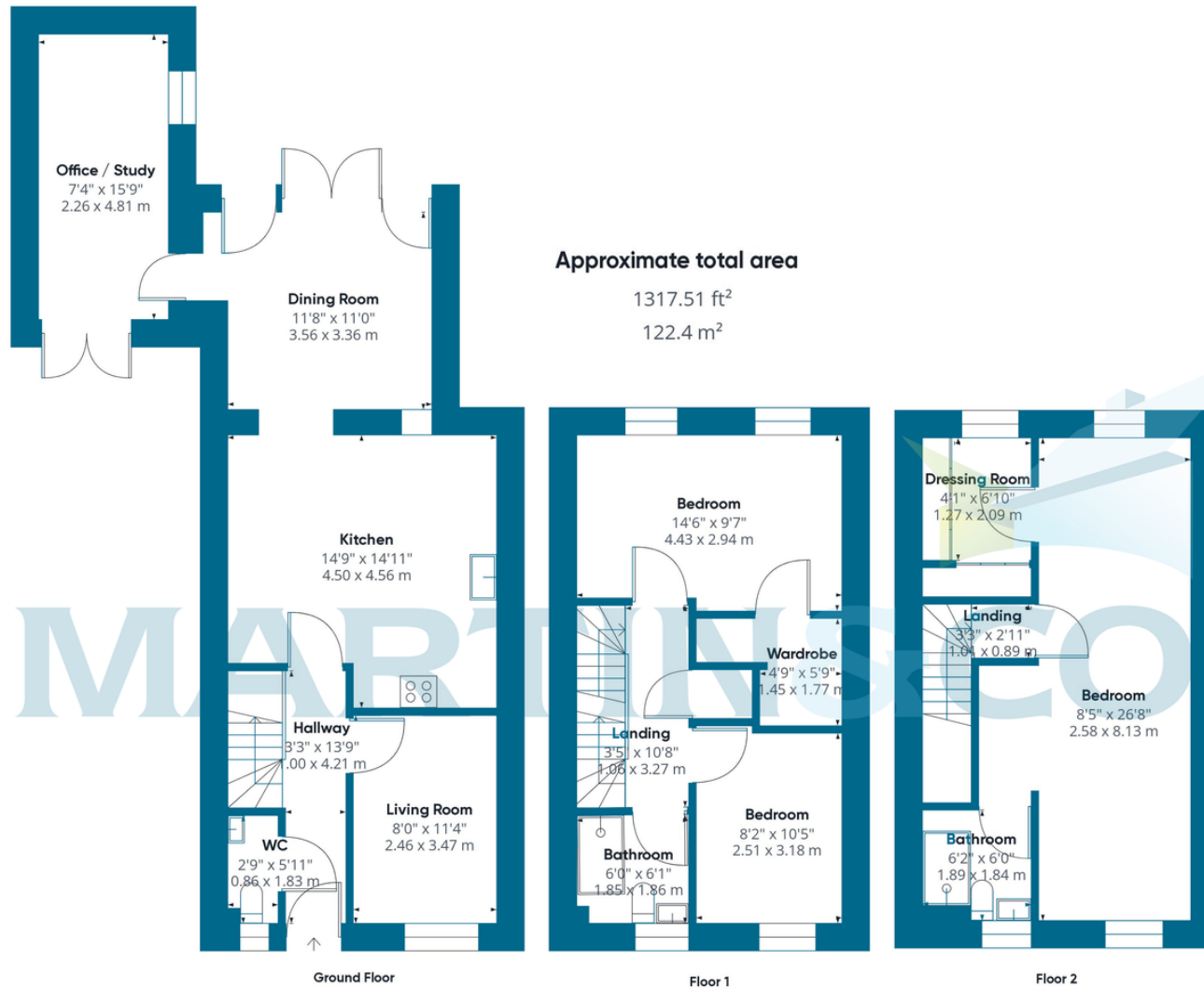
BEDROOM 26' 8" x 8' 5" (8.13m x 2.57m)

DRESSING ROOM 6' 10" x 4' 1" (2.08m x 1.24m)

ENSUITE 6' 2" x 6' 0" (1.88m x 1.83m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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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, nor form 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.