



Kirby Avenue
Warwick CV34 5YY

L | **LEADERS**
Connecting people with property

- Semi Detached House
- Two Double Bedrooms
- Re-fitted Kitchen
- Garage
- Close To Local Shops
- Hospital / Train Station Near By
- Rear Garden
- Potential To Convert The Garage
- EPC Rating C

POTENTIAL TO EXTEND TO THE REAR Leaders are delighted to bring to the market a well presented two bedroom semi detached house in a sought after location. The property is on the Woodloes Estate, Warwick. The property is a short walk to the local shops and bus stop. Easy access to warwick hospital and warwick train station.

The property comprises of an porch, lounge, kitchen / diner, two bedrooms, family bathroom, front & rear garden, garage and off street parking.

There is potential to extend to the rear subject to relevant planning needed. Call us today for a viewing on 01926 428989.

Porch

A spacious porch area which is double glazed and door leading in to the lounge.

Lounge

15'4" max x 12'4" m

A great size lounge which comprises of a double glazed window to the front elevation, central heating radiator, feature electric fireplace, stairs rising to the first floor and door leading in to the:

Kitchen / Diner

12'3" m x 10'2" m

A recently refitted kitchen which is beautifully presented and sits at the rear of the property. Comprising of work top surfaces, having splashback tiles, tile flooring, built in appliances like a four ring gas hob, extractor fan above, oven unit, sink unit and space for appliances such as a washing machine and dishwasher. Also benefiting from a central heating radiator and having a double glazed sliding door leading to the rear garden.



Landing

A light landing which comprises of a double glazed window to the side elevation, doors to adjacent rooms and loft access.

Loft

Great for storage.

Master Bedroom

12'4" m x 10'0" m

A great size master bedroom benefiting from a double glazed window to the front elevation, central heating radiator, floor boards and space for bedroom furniture.

Bedroom Two

9'6" m x 6'7" m

Another double bedroom which has a double glazed window to the rear elevation overlooking the rear garden, central heating radiator and storage a cupboard.

Family Bathroom

A three piece suite, being part tiled and a frosted double glazed window to the rear elevation.

Rear Garden

A beautifully presented garden which is mainly laid to lawn which is great for hosting family events. The garden has access to the garage.

Parking

Off street parking provided.

Garage

Having light and power. Potential to convert in to another reception room.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.



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