



20 Ashley Crescent

Warwick **CV34 6QH**

Guide Price £650,000

20 Ashley Crescent

Highest and Final Offers by Midday Thursday 3rd July - Being attractively situated within a cul-de-sac directly off Myton Road and within just a short walk of Myton and Warwick Schools, this 1970's built four bedroomed detached family house is offered for sale with the benefit of no onward chain. Occupying a comfortable plot with mature rear garden, the property enjoys an adjoining double garage with twin remotely-operated electric doors, whilst internally the double glazed and gas centrally heated accommodation includes a lounge with dividing doors to dining room, spacious kitchen/breakfast room and four bedrooms with en suite shower room to the master. The property now allows gentle scope for future improvement, being an ideal opportunity to purchase a home for the family, well placed for access to the centres of both Warwick and Leamington Spa.

LOCATION

Ashley Crescent lies directly off Myton Road and is well placed for all amenities in the centre of the county town including Warwick's shopping facilities, restaurants, bars and St Nicholas Park. Leamington Spa is also easily accessible, there being good local road links to major routes and the Midland motorway network, notably the M40. Regular commuter rail services operate from both Warwick and Leamington.

ON THE GROUND FLOOR

UPVC double glazed entrance door opening into:-

ENCLOSED ENTRANCE PORCH

With UPVC double glazed windows, tiled floor and panelled style inner entrance door to:-

RECEPTION HALLWAY

With staircase off ascending to the first floor, door to useful understairs storage cupboard, central heating radiator and doors to:-

CLOAKROOM/WC

With half tiled walls and two piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, central heating radiator and obscure UPVC double glazed window.

LOUNGE

3.99m x 5.00m (13'1" x 16'5")

- plus UPVC double glazed bay window.

Having period style fire surround with log effect gas fire standing on a marble hearth, two central heating radiators, four wall light points and double doors dividing to:-

DINING ROOM

3.28m x 2.69m (10'9" x 8'10")

With UPVC double glazed window overlooking the rear garden together with UPVC double glazed door giving external access to the rear, central heating radiator, wall light points and door to:-

KITCHEN/BREAKFAST ROOM

5.44m x 2.67m (17'10" x 8'9")

The kitchen area being fitted with a range of panelled style wood

units comprising base cupboards and drawers surmounted by roll edged worktops and tiled splashbacks, coordinating wall cabinets to two sides, inset double bowl stainless steel sink unit and space for electric cooker with concealed filter hood over, space and plumbing for washing machine, wall mounted Potterton Profile gas fired boiler, central heating radiator to the breakfast area, from where a UPVC double glazed door gives external access to the rear garden.

ON THE FIRST FLOOR

LANDING

With access trap to the roof space, built-in airing cupboard housing the hot water cylinder and doors to:-

BEDROOM ONE (FRONT)

3.99m x 3.71m (13'1" x 12'2")

- plus door recess.

Having a range of fitted wardrobing extending across one end of the room, having twin double wardrobes with overhead storage cupboards and central dressing table unit, coordinating fitted headboard with matching bedside cabinets, UPVC double glazed window, central heating radiator and door to:-

EN SUITE SHOWER ROOM

With fully tiled walls and floor and white fittings comprising low level WC, pedestal wash hand basin with mixer tap, shower enclosure with fitted shower unit and sliding glazed door giving access, central heating radiator and obscure UPVC double glazed window.

BEDROOM TWO (FRONT)

3.71m x 3.38m (12'2" x 11'1")

With useful walk-in storage cupboard off, UPVC double glazed window and central heating radiator.

BEDROOM THREE (REAR)

3.12m max x 2.82m (10'3" max x 9'3")

Having fitted wardrobing providing hanging space and shelved storage, together with fitted matching dressing table unit and bedside drawer cabinet, UPVC double glazed window and central heating radiator.

Features

Detached Family House

Attractive Cul-de-Sac Position

Lounge and Dining Room

Kitchen/Breakfast Room

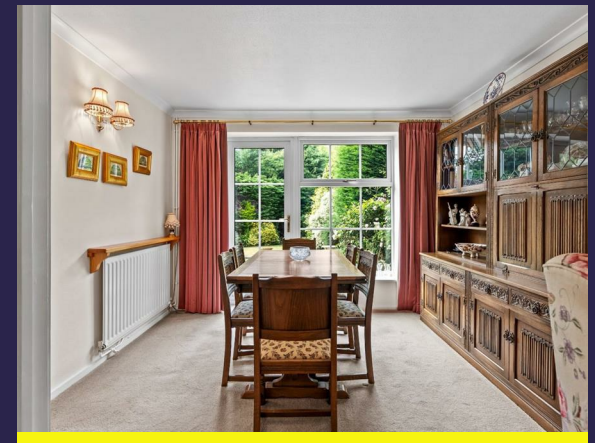
Four Bedrooms

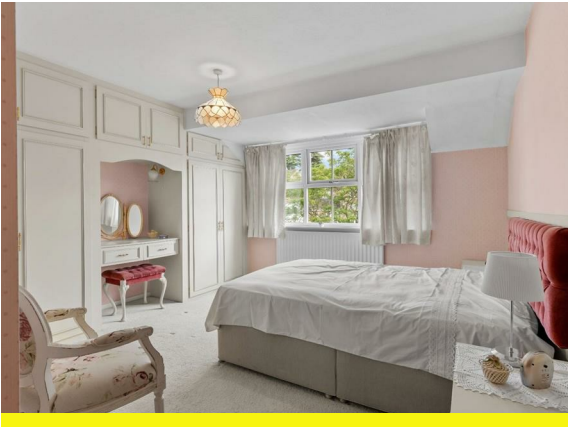
Two Bathrooms

Driveway and Double Garage

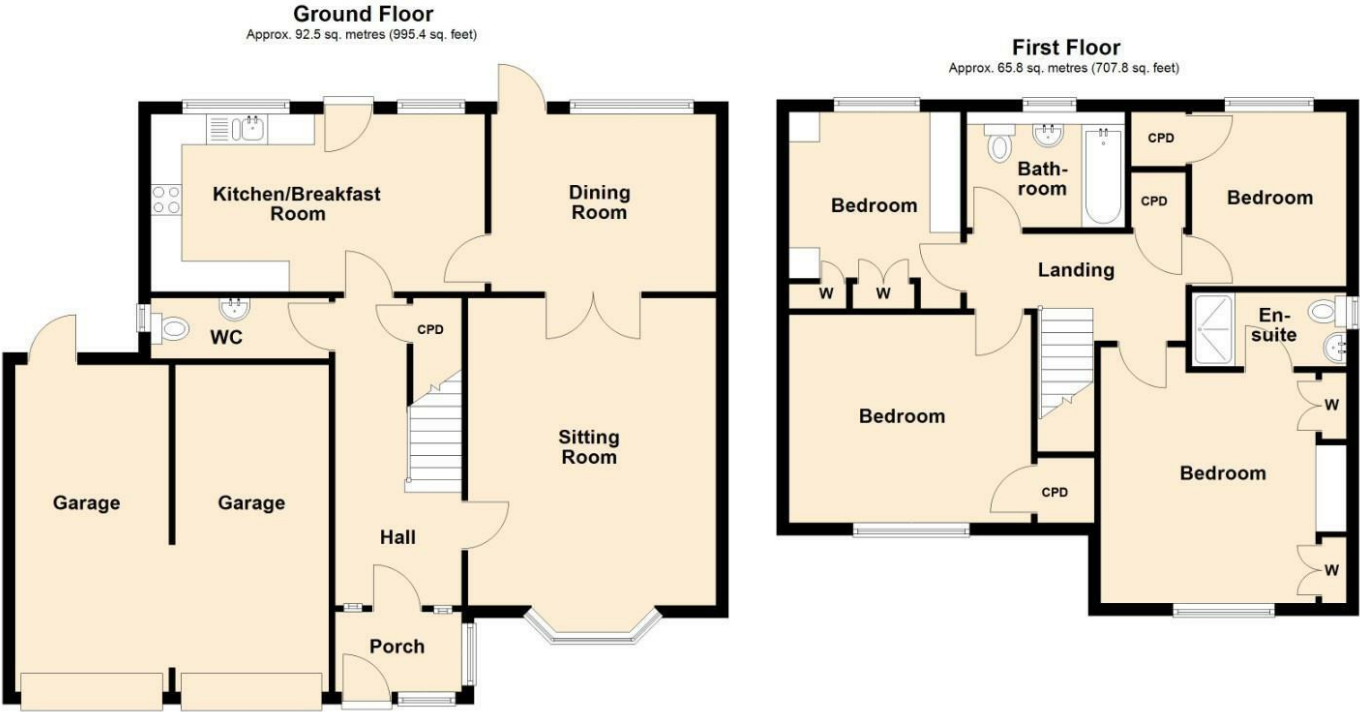
Attractive Rear Garden

No Chain





Floorplan



Total area: approx. 158.2 sq. metres (1703.2 sq. feet)

General Information

Tenure
Freehold

Services
We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Council Tax
Band F - Warwick District Council

