



26 Lady Grey Avenue

Warwick **CV34 6FH**

Guide Price £429,995

26 Lady Grey Avenue

Heathcote

*****EXTENDED FAMILY HOME***** An attractive three storey end town house with appealing open aspect to the front. The property in brief comprises of an entrance hallway, ground floor cloakroom, stunning kitchen with built in appliances, dining area, lounge, study / office and a utility room. On the first floor there are two double bedrooms and a family bathroom, whilst on the second floor is the master bedroom with walk-in dressing room and shower room. Outside the property has a driveway providing ample parking and a beautiful rear garden.

Call us today to book an internal viewing.

LOCATION

Lady Grey Avenue is part of a recent development ideally placed for access to Warwick, Leamington Spa, the M40 motorway and the Jaguar Land Rover and Aston Martin installations at Gaydon. Additionally, regular commuter rail services operate from both Warwick, Warwick Parkway and Leamington Spa to London and Birmingham, amongst other destinations. There are convenient facilities and amenities on the doorstep within the Heathcote area along with more comprehensive retail facilities on the nearby Leamington Shopping Park.

ON THE GROUND FLOOR

ENTRANCE HALLWAY

Having doors to adjacent rooms, a storage cupboard, ground floor cloak room and stairs rising to the first floor.

CLOAKROOM/WC

Having a low level W/C, sink unit and radiator.

KITCHEN

3.73m x 3.69m (12'2" x 12'1")
A stunning kitchen which faces the front of the property and in brief comprises of a sink unit, work top

surfaces, cupboards, five ring gas hob, oven unit, extractor fan, Velux window, a built in fridge / freezer and dishwasher.

DINING AREA

4.63m x 3.94m (15'2" x 12'11")
A great space for hosting small gatherings. This area has a radiator, storage cupboard, a door to the utility room and space for a dining table.

LOUNGE

5.04m x 3.02m (16'6" x 9'10")
A very light and airy room which has bifolding doors leading into the rear garden, radiator, space for lounge furniture and a door leading to the study / office.

STUDY / OFFICE

2.23m x 1.44m (7'3" x 4'8")
Having a Velux window and radiator.

UTILITY ROOM

2.39m x 1.44m (7'10" x 4'8")
Space for a washing machine and dryer, work top surfaces, sink unit and cupboards.

ON THE FIRST FLOOR

LANDING

Doors to adjacent rooms and stairs leading to the second floor.

BEDROOM TWO (FRONT)

3.94m x 3.11m (12'11" x 10'2")
Having a radiator, space for bedroom furniture and a double glazed window to the front elevation.

BEDROOM THREE (REAR)

3.95m x 3.21m (12'11" x 10'6")
Having a radiator, space for bedroom furniture and a double glazed window to the rear elevation.

BATHROOM

1.92m x 1.88m (6'3" x 6'2")
A beautifully presented family bathroom with a low level W/C, sink unit, bath, double glazed frosted window, wall and floor tiling and a heated towel rail.

ON THE SECOND FLOOR

LANDING

Doors to the shower room and master bedroom.

MASTER BEDROOM

3.94m x 3.80m (12'11" x 12'5")
Having a double glazed window to the front, radiator and space for bedroom furniture.

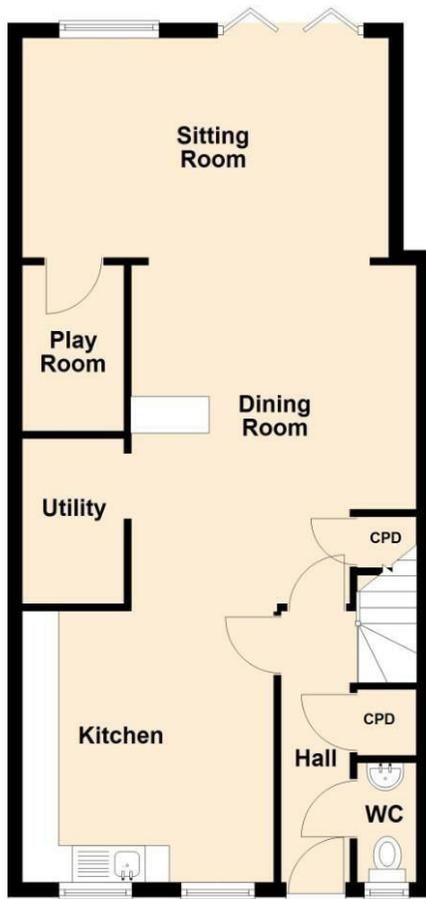
Features

- Extended End Town House
- Three Storey Property
- Lounge
- Stunning Kitchen
- Off-Road Parking
- Three Double Bedrooms
- Bathroom and Shower Room
- Attractive Garden

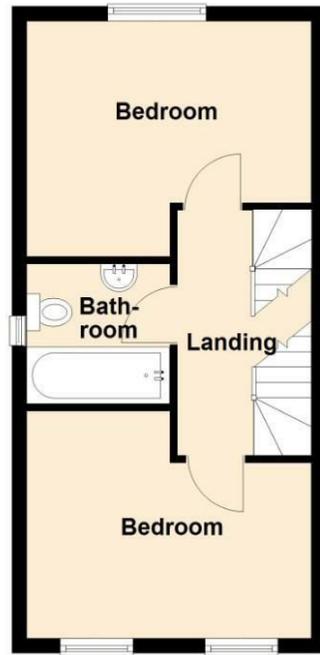




Floorplan Ground Floor



First Floor



Second Floor



Total area: approx. 122.1 sq. metres (1314.1 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

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.

Council Tax

Band D - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	68	74
	EU Directive 2002/91/EC	

Contact us

01926 888998

leamington@wiglesworth.com

Visit us

14 Euston Place, Leamington Spa, Warwickshire, CV32 4LY

wiglesworth.com