



Langcliffe Avenue | Warwick | CV34 5XT

Guide price £250,000



This home is in need of complete renovation, making it an ideal project for buyers looking to create their dream living space. With a little imagination and effort, this property can be transformed into a stunning residence that reflects your personal style and preferences.

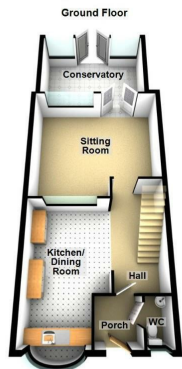
Langcliffe Avenue is situated with convenient access to local amenities, schools, and transport links. This location offers the perfect blend of suburban tranquillity and urban convenience, making it an attractive choice for families and professionals alike.

If you are seeking a property with potential and the chance to make your mark, this house on Langcliffe Avenue is a promising prospect. Embrace the opportunity to breathe new life into this home and create a space that truly feels like your own.



- Large Mid Terrace House
- Three Bedrooms
- Downstairs WC and First Floor Bathroom
- Kitchen
- Living Room
- Conservatory
- Rear Garden
- In Need of Complete Renovation
- No Upward Chain
- EPC -





Total area: approx. 104.4 sq. metres (1123.9 sq. feet)

**Porch**

Entrance to the property is via a wooden front door in to a good sized porch. Having a light point to ceiling, obscure glazed door leads in to the entrance hall and a solid door leads in to the downstairs WC.

**Downstairs WC**

Obscure glazed, double glazed window to front elevation, electric panel heater, white low level WC and a white basin with chrome hot and cold tap

**Entrance Hall**

With stairs leading up to the first floor landing, night storage heater, light point to ceiling and a large archway leading in to the kitchen.

**Kitchen**

10'4" x 16'6"

Double glazed window to front elevation, spotlights and light point to ceiling, large opening in to the living room. Fitted with a run of base units and a stainless steel sink with matching drainer and chrome hot and cold mixer tap.

**Living Room**

16'7" x 15'1"

Double glazed window and French doors to rear elevation, two light points to ceiling, two light points to wall and night storage heater.

**Conservatory**

14'5" x 9'6"

Double glazed, double French doors to rear elevation giving access out in to the garden, polypropylene roof with light point fitted.

From the entrance hall, stairs lead up to the first floor landing, electric heater to wall, loft access to ceiling (loft being part boarded and with a loft ladder fitted) light point to ceiling, airing cupboard housing the hot water tank.

**Bedroom One**

8'9" x 13'3"

Double glazed window to rear elevation, electric heater to wall, light point to ceiling, door housing a useful storage cupboard.

**Bedroom Two**

10'9" x 9'6"

Double glazed window to front elevation, electric heater to wall, light point to ceiling, door housing a useful storage cupboard.

**Bedroom Three**

7'6" x 9'3"

Double glazed window to rear elevation, electric heater to wall and light point to ceiling.

**Bathroom**

Obscure glazed, double glazed window to front elevation, light point to ceiling and fitted with a white low level WC, white basin with chrome hot and cold mixer tap, white bath with chrome hot and cold mixer tap with chrome shower controls and attachments.

**Outside**

To the rear of the property is an enclosed garden with a full height lockable gate giving access out to a walkway to the communal parking area.

To the front is a fore garden with mature hedges

**Services**

Please note there is no mains gas connected. We believe all other services are connected.

**Tenure**

We believe the property to be Freehold. The agent has not checked the legal status to verify the Freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

**Council Tax**

We understand the property to be Band B.

**Special Note**

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

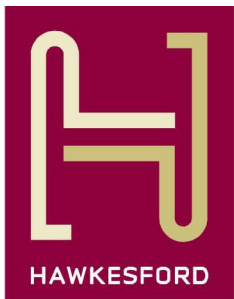
**Photographs**

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

**Disclaimer**

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.

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



1 The Hughes, 24 - 26 Swan Street, Warwick, CV34 4BJ  
warwick@hawkesford.co.uk

01926 411 480 www.hawkesford.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.