



Nightingale Avenue | Warwick | CV34 6WN

**£435,000**



**KINGSWAY**  
— ESTATE AGENTS —

## Key features

- Three Double Bedrooms
- Kitchen/Diner
- Private Rear Garden
- EPC Rating: C

## Description

Kingsway Estate Agents are delighted to present to the market this three-bedroom, detached property, located in the highly desirable location of Heathcote.

Upon entering the property you are welcomed by an entrance hall leading to a spacious lounge, this flows seamlessly in the modern fitted kitchen/diner, boasting a separate utility cupboard and French patio doors leading out to the private rear garden. A convenient W/C completes this level.

Upstairs, the property boasts a sizeable bedroom with fitted wardrobes and en-suite, a further two double bedrooms, and a well-appointed family bathroom.

Externally, the property offers a generous rear garden, garage and driveway for up to two cars.

This home benefits from excellent local amenities, as well as easy access to the M40 and A46 for convenient commuting.

We anticipate this property will be in high demand, therefore it is advisable to book your viewing as soon as possible to avoid disappointment.

EPC Rating: C



Living Room

13'2" x 14'4"

Kitchen/Dining Room

20'1" x 9'1"

Bedroom One

10'3" x 10'4" to wardrobe

Bedroom Two

9'3" x 10'9"

Bedroom Three

9'0" x 9'4"

Garage

17'4" x 9'9"







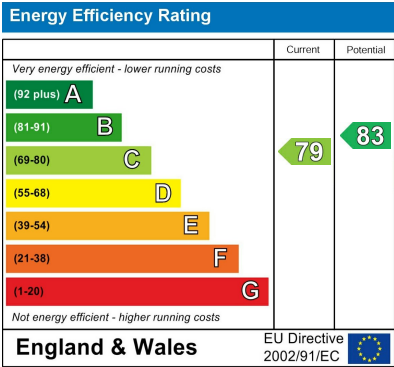
Floor plans



Total Floor Area Approx 104.68 sq. metres (1,127 sq. feet)



The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale



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