

## Six Bed Detached Home

24 Dodd Ave  
Off Myton Road  
Warwick  
CV34 6QS

  
**MARGETTS**  
ESTABLISHED 1806

Price Guide £750,000



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This detached home offers a rare opportunity to acquire a property in one of Warwick's most desirable residential areas. Whilst the property requires full modernisation, it presents a blank canvas for those looking to create a bespoke family home. NO CHAIN. Situated off Myton Road, within walking distance of Warwick and Leamington Spa town centres, Warwick School, and Myton School.

### ENTRANCE PORCH

Double glazed door with stained glass, laminate flooring, and single glazed door entrance.

### ENTRANCE HALL

with laminate floor, under-stairs storage, radiators, ceiling rose, and access to cloakroom.

### GUEST CLOAKROOM/WC

with laminate floor, half tiled, double glazed round window to front, extractor fan, radiator, WC & washbasin.

### LIVING ROOM

14'5" max x 15'5" max

with large double glazed window to front, laminate flooring, radiator, doors to dining area.

### DINING ROOM

9'2" max x 13'1" max

with laminate flooring, sliding doors to extended area, radiator, sliding doors to garden patio, and double glazed window to side.

### OFFICE

7'10" max x 12'9" max

with laminate flooring, radiator, and double glazed window to front.

### UTILITY ROOM

7'10" x 9'2"

with W.C, sauna and shower cubicle, stainless steel sink & mixer taps, space for washing machine, and storage units to wall and floor.

### SUN LOUNGE

11'1" x 8'10"

with double glazed windows and sliding patio doors to rear garden.

### CONSERVATORY

17'8" x 9'6" + 8'10" x 8'2"

with tiled flooring, radiators, Valliant water boiler, double glazed windows to sides and front, sliding door access to garden.

### KITCHEN/BREAKFAST ROOM

13'1" max x 9'2" max

with vinyl flooring, wall & floor units, electric oven & hood, gas hob, stainless steel sink with mixer tap, double glazed window to back, and tiled splashbacks.

### LANDING

with sliding door storage, and access to loft.

### BEDROOM ONE

12'5" x 10'7"

with fitted wardrobe & storage, double glazed window to front, and radiator.



#### **ENSUITE**

with shower cubicle, wash hand basin, WC, radiator, double glazed window to side, vinyl floor, extractor fan, and half tiled.

#### **BEDROOM TWO**

10'2" x 7'6"

with storage/wardrobe, radiator, and double glazed window to front.

#### **BEDROOM THREE**

9'2" x 7'10"

with double glazed window to back, radiator, and fitted wardrobe.

#### **BEDROOM FOUR**

11'5" max x 9'2" max

with fitted wardrobe, radiator, and double glazed window to back.







#### **BEDROOM FIVE**

16'0" x 9'2"

with radiator, and double glazed window to front.

#### **BEDROOM SIX**

7'6" x 10'5"

with double glazed window to back, fitted wardrobes, and radiator.

#### **ENSUITE**

with wc, wash hand basin, corner bath tub, electric shower and fully tiled.



#### **FAMILY BATHROOM**

with bathtub (mixer taps), WC, wash hand basin, fully tiled, vinyl floor, radiator, and double glazed window to side.

#### **REAR GARDEN**

Mainly laid to lawn with paved area, mature trees, shed, and side access.

#### **FRONT GARDEN AND PARKING**

Lawn and block paved driveway for multiple cars.

#### **NEARBY AMENITIES**

Schools:

Myton School (600m)

Emscote Infant School (800m)

Coten End Primary School (1.2km)

Transport:

Leamington Spa Station (1.5km)

Warwick Station (1.6km)

M40 motorway nearby for road links







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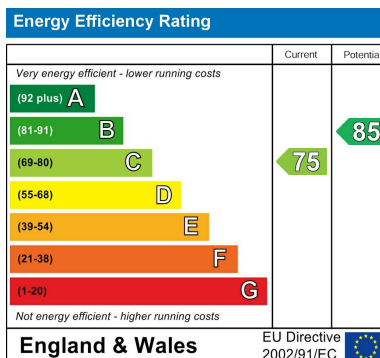
Floor 1



Floor 2

**TOTAL: 2161 sq. ft, 200 m2**  
**FLOOR 1: 1220 sq. ft, 113 m2, FLOOR 2: 941 sq. ft, 87 m2**  
**EXCLUDED AREAS: GARAGE: 137 sq. ft, 13 m2, SHED: 24 sq. ft, 2 m2, PATIO: 567 sq. ft, 53 m2,**  
**WALLS: 200 sq. ft, 19 m2**

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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