



NIKKI HOMES
PROPERTY CONSULTANTS

Nightingale Avenue, Warwick Offers Over £500,000

Immaculate 4 Bedroom Home | Freehold

Immaculate, Modern Home - This Home Offers The Potential of Increasing The Square Footage by Changing The Garage Into An Office.

Check Out The Detailed Video Tour & Floor Plan

A Well Presented Four Bedroom Detached Home Situated In The Popular Area Of Warwick - 1402 SQ FT

The current owners purchased this home from new and they have kept it well maintained, its presented extremely well and this is certainly a home that you can move into without having to change a thing.

The accommodation comprises of:- Entrance Hallway, Cloakroom, Lounge - With Great Views Over A Well Kept Lawned Area. Kitchen Diner - With Views Into The Rear Garden Which Isn't Directly Overlooked.

First Floor Landing - Two Double Bedrooms, Ensuite & Family Bathroom.

Second Floor Landing - Two Further Double Bedrooms With Another Bathroom Serving This Floor.

Externally - Double Driveway, Private Rear Walled Garden. The Garage Used To Be The Sales Office For The Developers - Therefore The Garage Has Velux Windows, Power & Lighting & Insulated Roof - This Would Make A Great Office/Work Space For Anyone Who Runs A Business Or Who Works From Home.

A Viewing Is Highly Recommended.

PLEASE NOTE:

Services
Mains electricity, gas and water are connected to the property.
Drainage is via the main system. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order, we cannot give warranties in these respects. Interested parties are invited to make their own enquiries.

Viewings
Strictly by prior appointment via the selling agent.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Please Note:

- 1: These particulars do not constitute part or all of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
- 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 3: Potential buyers are advised to re-check the measurements before committing to any expense.
- 4: Nikki Homes has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers' interests to check the working condition of any appliances.
- 5. No person in the employment of Nikki Homes has any authority to make or give any representations or warranty whatsoever in relation to this property on behalf of Nikki Homes, nor enter into any contract on behalf of the Vendor.
- 6: Nikki Homes has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Tenure: Freehold

Parking options: Garage

Garden details: Private Garden



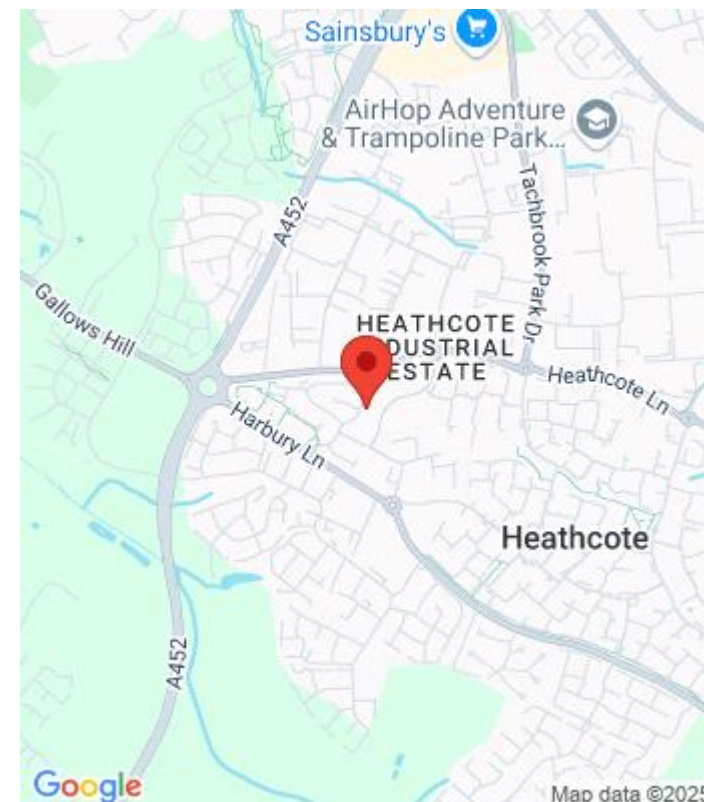
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

NOT TO SCALE

Approximate Total Floor Area
130.34 Sq m - 1402 Sq ft



This plan is for illustration purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B		
(69-80) C	84	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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Office 1, Reids Ind Estate , Welford Road, Long Marston, Warwickshire CV37 8RA
Tel: 01789 532211 Email: hello@nikkihomes.co.uk Website: nikkihomes.co.uk