





Crabb Curtis

48 Nightingale Avenue
Warwick | CV34 6WN

Offers Over: £415,000





48 Nightingale Avenue comprises
The detached property is set back from the road and is approached via a private drive leading to a tandem driveway leading to the garage and the gated rear access to the garden, as well as a foregarden with hedgerow to front and sides, lawn and a paved pathway leading to the main entrance door with a window over, opening to:

Entrance Hall
Ceiling light point, radiator, wood effect flooring, door to understair storage cupboard, stairs leading to first floor accommodation and further doors to living room and to:

W.C.
Obscured window to side aspect, ceiling spot light, tiled walls to half height, wood effect flooring, chrome heated towel rail, corner set pedestal wash hand basin with mixer tap, and low-level flush w.c..

Living Room
Bay window to front aspect, ceiling spot lights, one ceiling light point, two radiators and door to:

Dining Kitchen
Window to rear aspect, French doors with windows to sides opening to rear garden, ceiling spot lights, two radiators, cupboard housing boiler, radiator, wood effect flooring, and a kitchen comprising of: range of all, drawer and base units with work surfaces over, inset double oven, stainless steel sink with mixer tap over and drainer unit, integrated wine cooler, gas hob with cooker hood over and integrated dishwasher and fridge/freezer, with doors to:

Laundry Room
Work surface with undercounter space and plumbing for washing machine and tumble dryer.

First Floor Accommodation
A turning staircase leads from the entrance hall to:

Landing
Window to side aspect, ceiling light point, loft hatch access, radiator, access to two cupboards and doors to:

Bedroom One
Window to front aspect, ceiling light point, radiator, access to built in sliding door wardrobes and door to:

En-suite Shower Room
Obscured glass window to side aspect, ceiling spot lights, fully tiled walls, low-level flush w.c., pedestal wash hand basin with mixer tap over and walk-in shower cubicle with wall mounted shower and glass sliding door.

Bedroom Two
Window to rear aspect, ceiling light point and radiator.

Bedroom Three
Window to rear aspect, ceiling light point and radiator.

Bathroom
Obscured glass window to front aspect, ceiling spot lights, low-level flush w.c., pedestal wash hand basin with mixer tap, and panelled bath with mixer tap and wall mounted shower over with rainfall style shower head, and additional showerhead attachment, with a glass screen.

Outside

Rear Garden
Accessed via a gated side entrance from the driveway, the garden is also accessible from the kitchen/dining room. The

garden features a paved patio seating area, leading onto a generous lawned area, enclosed by timber fencing.

Garage
Accessed via the driveway with an up and over door to front aspect and ceiling light point.

Agent Note
The vendor(s) have provided the above information, and Crabb Curtis stress that they have not checked the documentation to verify the status of the property, or information provided by the vendor. Crabb Curtis advise any potential buyer(s) to obtain verification from their solicitor.

Council Tax
The vendor has informed us that the property is located within Warwick District Council and is Band D.

Tenure
The vendor informs Crabb Curtis that the property is freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their solicitor or surveyor prior to committing to purchase the property.

Fixtures & Fittings
Only those items expressly mentioned in the sales particulars will be included in the sales price.

Services
Crabb Curtis understands from the vendor that all mains drains, gas, electricity and water are connected to the property, but have not obtained verification of this. Any interested party should obtain verification of this information via their solicitor or surveyor prior to committing to the purchase of the property.

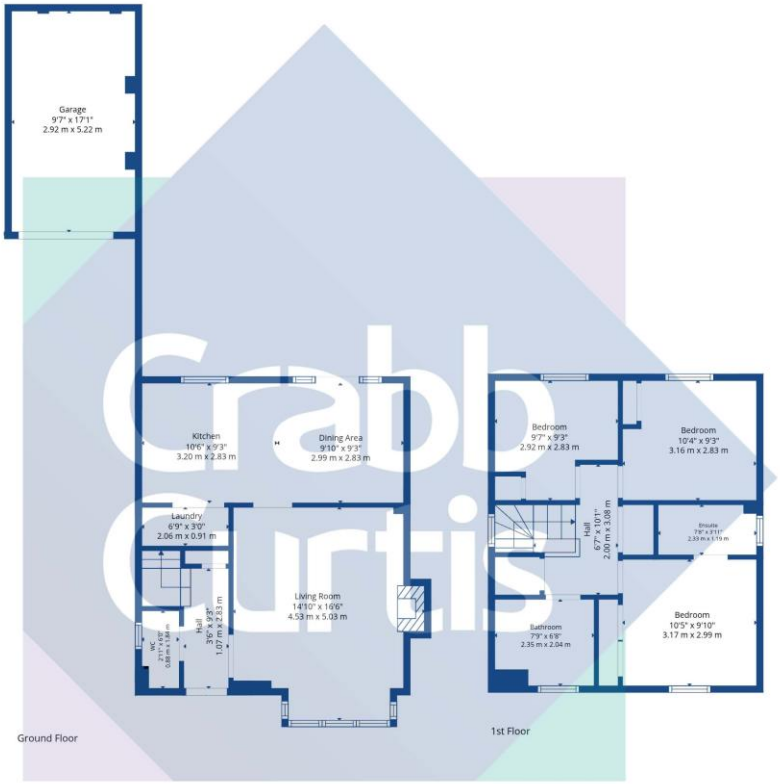
Referral Fees
We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

General Information
These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained.
The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any formal intent to purchase.

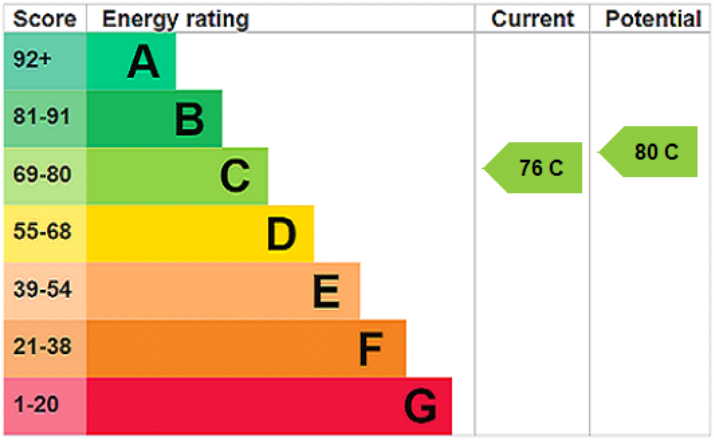






Total: 982 sq. Ft, 92 m2
Ground Floor: 502 sq. Ft, 47 M2, 1st Floor: 480 sq. Ft, 45 m2
Excluded Areas: Garage: 164 sq. Ft, 15 M2, Courtyard: 29 sq. Ft, 3 M2, Porch: 27 sq. Ft, 3 M2,
Fireplace: 7 sq. Ft, 1 M2, Walls: 118 sq. Ft, 11 m2

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



Viewings:
Viewing by appointment through Crabb Curtis

Office opening times:
Monday – Friday 9.00am – 5.30pm
Saturdays 9.00am – 3.00pm

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.