



Your Property - Our Business



44, Mallory Drive,

£1,100 Per Month



A charming two bedroom end of terrace house, located on a popular residential development close to a local supermarket and a few minutes walk to Warwick's Town Centre.

#### ENTRANCE HALL:

Telephone point, archway to kitchen. Staircase to first floor.

#### KITCHEN:

6'10" x 9'3" (2.08 x 2.82)

Range of modern units with work surface over.

Built-in electric oven with gas hob over and cooker hood, fridge/freezer and automatic wash/dry machine.

#### SITTING ROOM:

14'10" x 13'2" (4.52 x 4.01)

Television point. Understairs storage. Double glazed door to rear.

#### BEDROOM 1:

13'3" x 12'2" (4.04 x 3.71)

#### BEDROOM 2:

12'0" x 6'10" (3.66 x 2.08)

#### BATHROOM:

Modern 3 piece suite with electric shower over bath.

#### OUTSIDE:

Small fore garden to front with parking available for 2 cars. Enclosed rear garden with patio area.

#### GENERAL INFORMATION:

SERVICES: All main services are connected to the property.



**COUNCIL TAX:** The property is in Warwick District Council Tax Band 'C' £1304.46 2009/10.

**DIRECTIONS:** From our offices in Jury Street travel down to the traffic lights at the Eastgate and turn right into Castle Hill. At the traffic island turn back on yourself and travel back up Castle Hill to the traffic lights. Cross straight over into The Butts towards Birmingham. Proceed along the A425 Birmingham Road and at the first set of traffic lights turn left into

Vittle Drive and right into Mallory Drive.

**VIEWING:** Through the Agents DONALD CARTER & PARTNERS on 01926-492422, fax 411897 or e-mail [post@donaldcarter.co.uk](mailto:post@donaldcarter.co.uk) who will be pleased to make appointments for interested applicants to view.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		71
(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	

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL