





A well maintained and presented, three bedroomed end of mews townhouse, situated in this popular and convenient development, benefitting from a garage directly to the rear. NO CHAIN.

Mill House Terrace

Forms part of this popular development of the roads to include Mill House Road and Mill House Close set within their own grounds and landscaped areas, conveniently located within walking distance of the town centre and also offering good access to Warwick and the road network around.

This particular property is very well situated, and benefits

from having a South facing rear garden with direct access to the garage situated en-bloc, which also has an electric up-and-over door for your convenience. The property benefits from updating with an open plan refitted kitchen connecting to the living/dining space. There are built-in wardrobes to the two main bedrooms, and the third bedroom provides an ideal bedroom/study space.

Briefly Comprising;

Entrance hallway with useful cloaks cupboard and double storage cupboard, through living/dining room with bow window and patio doors to garden. Open plan refitted kitchen. First floor landing, with large store cupboard, bedrooms one and two with built-in wardrobes, further bedroom, white fitted

bathroom currently fitted as a shower room. UPVC double glazing, gas radiator heating. Low maintenance fore garden, enclosed patioed South facing rear garden. Garage directly behind en-bloc.

The Property

Is approached via a short paved path with step to colonnaded front with refitted six panelled composite door to...

Entrance Hallway

With staircase rising to first floor landing, coved corning, radiator, wood look laminate flooring, useful understairs cloaks cupboard with wall mounted Vaillant boiler, double store cupboard with shelving.



Through Living/Dining Room

12'3" red to 9'1" in dining area x 23'1" (3.73m red to 2.77m in dining area x 7.04m)

Being open plan and yet forming distinctive areas.

Living Area

With UPVC double glazed multi paned style window to front elevation, radiator, electric plug-in fire, wall light points, coved cornicing extending through into the...

Dining Area

With double radiator, downlighter points to ceiling, UPVC double glazed multi paned French doors to the garden. Dining area open plan to...

Fitted Kitchen

9' x 8'2" (2.74m x 2.49m)

Fitted with a range of white high gloss wall and base units. Solid granite working surface to central island and five point Neff gas hob with stainless and glazed filter hood over. Granite look working surface to the other run of kitchen units with concealed Zanussi dishwasher and concealed Zanussi washing machine, double Neff oven to side, sink drainer unit with mixer tap, eyelevel wall cupboards, under pelmet lighting, continuation of wood look laminate flooring, downlighter points to ceiling and part multi paned double glazed door to garden.



First Floor Landing

With hatch to roof space, UPVC multi paned double glazed window to side elevation, radiator, louvred door to shelved LINEN CUPBOARD.

Bedroom One (Front)

11'6" x 11'10" plus built-in w'robe (3.51m x 3.61m plus built-in w'robe)

With two UPVC multi paned sash double glazed windows to front elevation, downlighter points, coved cornicing, radiator, double doors to built-in wardrobe with hanging, shelf and drawer pack.





Bedroom Two (Rear)

9'10" x 11'1" plus built-in w'robe (3.00m x 3.38m plus built-in w'robe)

With UPVC multi paned style double glazed window to rear elevation, downlighter points, coved cornicing, radiator, double doors to built-in wardrobe with hanging rail, drawer pack and high level storage over.

Bedroom Three (Front)

6'5" x 7'11" (1.96m x 2.41m)

With UPVC multi paned style double glazed sash window to front elevation, downlighter points, coved cornicing, radiator, telephone point.

Bathroom

Refitted as a shower room to comprise; low level WC, semi-pedestal wall hung wash hand basin with mono-mixer, double walk-in shower cubicle with fixed rainwater style shower head and additional hand held shower attachment, full splashback tiling with decorative border tile, downlighter points to ceiling, two obscure UPVC double glazed multi paned style windows to rear elevation, radiator, chrome radiator towel rail.

Outside (Front)

To the front of the property is a shallow fore garden laid to gravel with a paved path to the entrance door.

Outside (Rear)

To the rear of the property is a South facing enclosed walled garden, laid to mellow paving with a pergola to the rear of the garden, gated side access, outside tap.

Garage

8'7" x 16'5" (2.62m x 5.00m)

Situated en-bloc but immediately to the rear of the property, benefitting from electric up-and-over door, with power and light as fitted, personal door back to the garden to the rear.

Parking

The Residents Association have allocated a parking space to this particular property which is located opposite, numbered 15, and there is also communal guest parking bay in the road.



Note

There is a maintenance/community charge of approximately £600 per annum towards the upkeep of the communal areas, further details on request.

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom May 25).

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or

other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Council Tax

Council Tax Band D.

Rights of Way & Covenants

The property is sold subject to and with the benefit of, any

rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Tenure

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Location

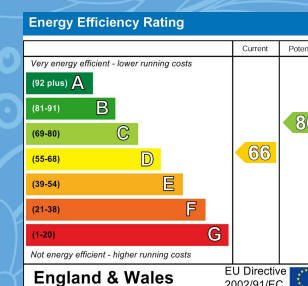
15 Mill House Terrace
Leamington Spa
CV32 6AL

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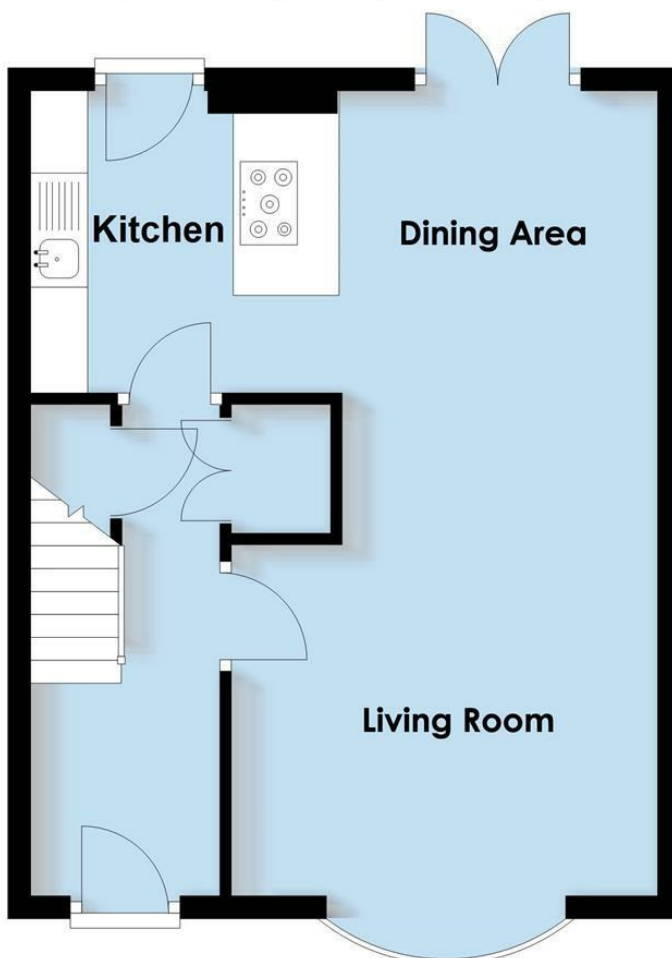
01926 881144 ehbresidential.com



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

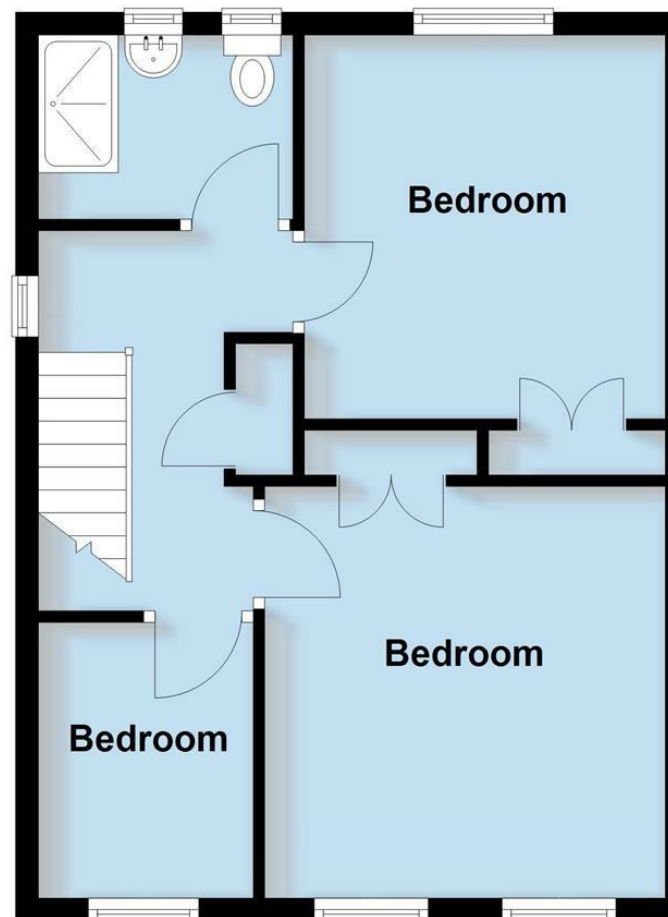
Ground Floor

Approx. 39.1 sq. metres (421.1 sq. feet)



First Floor

Approx. 41.6 sq. metres (448.0 sq. feet)



Total area: approx. 80.7 sq. metres (869.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact