





This recently redecorated and newly carpeted two-bedroom mews house is situated in this favoured part of the development. Comprises in brief: Entrance hall, well-proportioned living room, fitted kitchen, master bedroom with en-suite shower, additional bathroom, front, two car driveway, low maintenance rear garden, and no upward chain. Energy rating C

Location

Hatton Park is ideally sited 3 miles from Warwick Town Centre. Hatton Park contains some local amenities including a local shop, village hall, and recreational facilities, and is a short distance from Warwick Parkway station. The development is also convenient for a number of other work centres including Leamington Spa, Coventry, Stratford upon Avon, Solihull, and Birmingham, and is within easy reach of the motorway network.

Approach

Through a sealed unit double glazed entrance door into:

Reception Hall

Wood effect floor, wall mounted thermostat control panel, radiator, under stairs storage cupboard. Staircase rising to First Floor.

Doors to:

Living Room

13'10" x 12'11" (4.23m x 3.94m)

Focal point decorative fireplace with surround, marble inlay, and hearth. Two radiators, a sealed unit double-glazed window to the rear aspect, and double-glazed patio doors provide access to the rear garden.

Fitted Kitchen

11'1" x 6'6" (3.39m x 2.00m)

Having a range of matching base and eye level units with complementary worktops and tiled splashbacks, an inset single drainer sink unit with mixer tap, and a rinse bowl. Built-in electric oven and four-ring gas hob with extractor unit over, Zanussi washing machine, Space for further domestic appliances, wood effect floor, concealed Worcester gas-fired boiler, sealed unit double glazed window to the front aspect.

First Floor Landing

Access to roof space. Built-in Airing Cupboard housing the hot water cylinder with slatted shelving over. Doors to:

Bedroom One

10'8" x 8'11" (3.26m x 2.73m)

Built-in double door wardrobe, radiator, and two sealed unit double glazed windows to the front aspect. Door to:



En-Suite Shower

Tiled shower enclosure with Triton shower system and glass shower door. Pedestal wash hand basin, radiator, extractor fan, shaver point, ceiling light and a wood effect floor.

Bedroom Two

9'5" x 7'7" (2.89m x 2.32m)

A bulk-head wardrobe provides hanging rail space, a radiator, and two sealed unit double-glazed windows to the front aspect.

Bathroom

White suite comprising bath, pedestal wash hand basin, WC. Complementary tiled splashbacks, wood effect floor, ceiling light, shaver point, radiator, and extractor fan.

Outside

To the front of the property is a driveway providing off-road parking for two cars.

Rear Garden

Designed for ease of maintenance, having a paved patio area directly to the rear of the house. Outside light and the gardens are enclosed on all sides with gated rear pedestrian access.

Tenure

The property is understood to be freehold, with vacant possession, although this must be verified through your solicitors.

Services

All mains services are understood to be connected. 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 any warranties in this respect. Interested parties are invited to make their own inquiries.

Council Tax

The property is in Band "C" - Warwick District Council

Postcode

CV35 7TS

- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

Warwick Office
17-19 Jury St,
Warwick
CV34 4EL

01926 499540 • ehbresidential.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		71
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN



Ground Floor



1st Floor