



**5, Bartlett Close, Warwick**

**Price Guide  
£205,000**



This tucked-away, two-bedroom mews property is located within a convenient cul de sac setting close to excellent local amenities and Warwick Town Centre. Entrance porch, entrance hall & kitchen area, two bedrooms, shower room, gas heating, small enclosed rear garden. Ideal first-time buy or investment property. Energy rating C. NO UPWARD CHAIN.

#### Location

Bartlett Close is located within a convenient private cul de sac setting close to excellent local amenities and within walking distance of Warwick Town Centre.

#### Approach

Through double glazed entrance door into:

#### Entrance Porch

Ceiling light point and a further double glazed entrance door leads to:

#### Entrance Hall

Radiator, staircase rising to First Floor Landing, door to Living Room. Opening to:

#### Kitchen

9'11" x 4'1" (3.04m x 1.26m)

Having a range of matching base and eye level



units, worktops, and sink unit with mixer tap. Built-in electric oven and hob with extractor unit over, space and plumbing for washing machine. Wall-mounted Worcester gas-fired boiler and a double-glazed window to the front aspect.

#### Living Room

12'4" x 11'2" (3.77m x 3.42m)

Fireplace, coving to ceiling, radiator, double glazed full height window to front aspect and double glazed double opening doors provide access to the rear garden.



### First Floor Landing

Radiator, access to roof space. Built-in Linen/Storage Cupboard. Doors to:

### Bedroom One

11'3" x 8'1" (3.43m x 2.48m)

Radiator, built-in sliding door wardrobe and two double-glazed windows to the rear aspect.

### Bedroom Two

7'10" x 6'7" (2.41m x 2.01)

Radiator, bulkhead storage cupboard and two double-glazed windows to the front aspect.

### Shower Room

Matching white suite comprising WC, pedestal wash hand basin. Shower enclosure with shower system. Ceiling light point and shaver point, extractor fan and a heated towel rail.

### Outside

There is a private small enclosed rear patio and an allocated parking space.

### Tenure

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

### Services

All mains services are understood to be connected to the property including gas. 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 these respects. Interested parties are invited to make their own inquiries.

### Council Tax

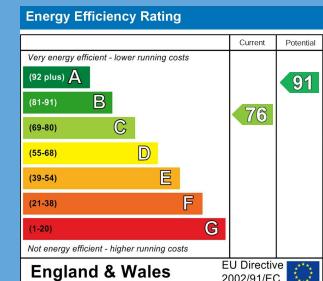
The property is in Council Tax Band "C" - Warwick District Council

### Postcode

CV34 4UY

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

01926 499540 [hbrisidential.com](http://hbrisidential.com)



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