

ehB RESIDENTIAL

Your Property - Our Business

8, Lee Meadowe, Chase Meadow, Warwick

Guide Price £239,950







This well-presented terraced house is situated in a quiet, tucked-away position in the sought-after location of Chase Meadow, Warwick. The accommodation is arranged as follows: entrance hall, cloakroom, lounge, breakfast kitchen, two bedrooms, bathroom, gas heating, double glazing, an enclosed rear garden, and two allocated parking spaces. NO UPWARD CHAIN, Energy rating C.

Location

Chase Meadow is conveniently located close to Warwick town centre. There is a good selection of local amenities, including a Doctor's Surgery, community centre, pharmacy, convenience store, two takeaways & a public house/eatery. Schooling for all ages is also within walking distance.

Warwick town centre offers various shopping and recreational facilities, as well as the world-famous Warwick Castle. There are a variety of state and private schools to suit all requirements, including Warwick Preparatory and Boys School and The King's High School, all of which are within close proximity. Commuting is easy, with regular trains from Warwick Station, Warwick Parkway & Leamington Spa to Birmingham & London Marylebone. The motorway network is easily accessible via junction 15 of the M40, giving access to Birmingham, the North, London and the South.

Approach

Small paved walkway and gravel front garden. Through a composite and glazed security door to:

Entrance Hall

Wood flooring, doors to the lounge and:

Cloakroom

Continuation of wood flooring, matching WC suite, hand-wash basin with chrome taps and splashbacks, radiator, ceiling light point, and extractor fan.

Lounge

14'9" max x 9'5" (4.5m max x 2.88m)
Continuation of wood flooring, electric fire point and stone effect mantle, two radiators, ceiling spotlights, staircase rising to First Floor Landing. Double-glazed window to the front aspect. Door to:

Breakfast Kitchen

12'9" x 7'8" (3.89m x 2.34m)
Matching range of base and eye level wood effect front units, patterned tiled splashbacks and complementary worktops with stainless steel sink unit with mixer tap. Space for a dishwasher and washing machine, integrated electric oven and grill, four-ring gas hob, and extractor unit above. Radiator, double-glazed window and door to the rear aspect.











First Floor Landing
Access to roof space, Airing Cupboard. Doors to:

Bedroom One
10'10" x 8'3" (3.31m x 2.54m)
Two double-door built-in wardrobes provide storage space, radiator and a double-glazed window to the rear aspect.

Bedroom Two
12'9" x 7'7" narrowing to 4'9" (3.91m x 2.32m narrowing to 1.46m)
Radiator, ceiling light point and two double-glazed windows to the front aspect.

Bathroom
Matching white suite comprising low-level WC, pedestal wash hand basin with chrome taps and partially tiled splashbacks. Fully tiled bath and shower enclosure with a mirror shower unit. ceiling light point, extractor fan and radiator.

Rear Garden
Paved pathway leading to rear gate, accessible parking area, gravel area with side bedding plants, laid to lawn with shed at rear, outside tap.

Outside
The property benefits from two allocated parking spaces located to the rear

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

There is an annual service charge of £50 for the maintenance and upkeep of the private parking behind the property.

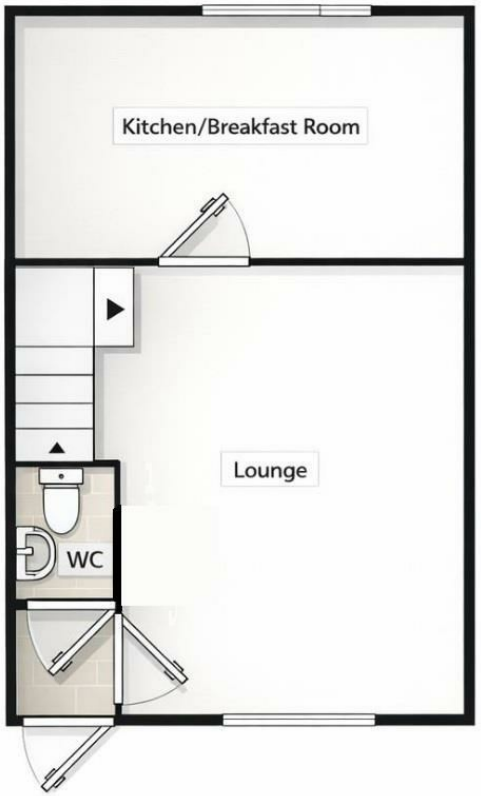
Services
All mains services are understood to be connected. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order, cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

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

Postcode
CV34 6BU

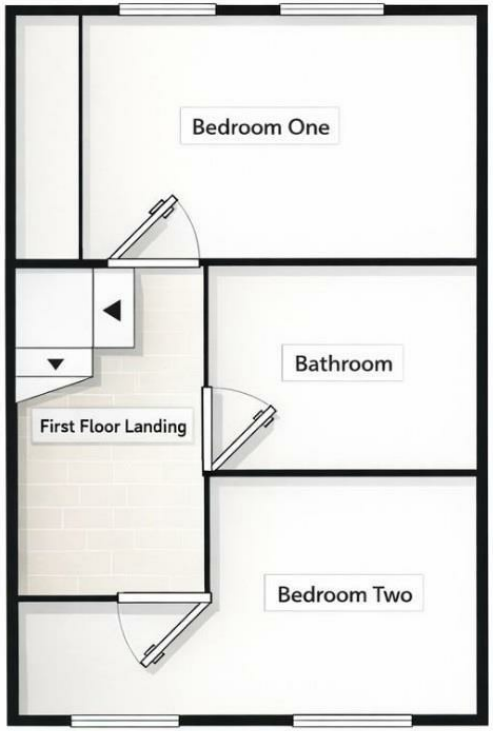
Ground Floor

Floor Size: 26.9 m² / 289.7 ft²



First Floor

Floor Size: 27.3 m² / 293.9 ft²



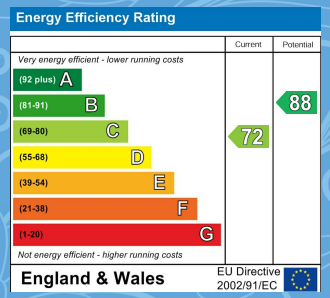
ehB RESIDENTIAL

Your Property - Our Business

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

Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

01926 499540 ehbresidential.com



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

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particulars importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.