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RESIDENTIAL

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47, Portia Way, Warwick

£1,200 Per Month





Available from 22nd September

Modern two bedroom mid mews house offering gas centrally heated and double glazed accommodation plus an enclosed garden and allocated parking to rear.

The property is quietly situated on this popular residential development.

#### Hall

Front door with double glazed pane. Radiator.

Staircase to first floor. Central heating thermostat. Under stairs cupboard. Smoke detector.

#### Cloakroom

White suite. Close coupled W.C. Pedestal wash hand basin. Wall mirror. Radiator. Extractor fan.

#### Kitchen

9'1" x 6'0" (2.78 x 1.82)

White sink with cupboard under. Wall and

base units. Granite effect work surfaces. Walls tiled around the splash areas. Plumbing for washing machine. Built in oven, gas hob and pull out hood over. Tiled floor. Wall heater. Double glazed window to front.

#### Sitting / Dining Room

12'7" x 11'3" (3.84 x 3.43)

TV and telephone points. Radiator. Windows and door to rear garden.

#### First Floor Landing

Smoke detector. Access to loft space.



### Bedroom One

10'0" x 9'0" plus recess (3.05 x 2.74 plus recess)

Airing cupboard built over stairway bulkhead and with wall mounted Ferroli gas fired combination central heating boiler. Built in wardrobe with rail and shelving. Two double glazed window to front. Radiator.

### Bedroom Two

11'5" x 6'9" (3.48 x 2.06)

Radiator. Double glazed window to rear.

### Bathroom

White suite. Panelled heater with Triton shower over, side screen and walls tiled around the splash areas. Close coupled W.C. Pedestal wash hand basin. Tiled floor. Radiator. Extractor fan. Double glazed window to rear.

### Outside

The front garden is laid to lawn.

### Garden

The rear garden is laid with paved patio, lawn

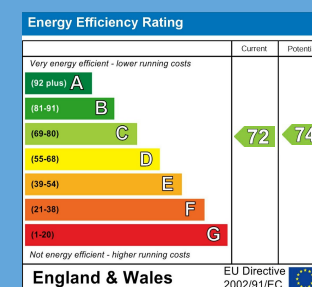
with flower border and enclosed by high close boarded timber fence. Garden shed. Pedestrian gate.

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