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1, Great Field Drive, Chase Meadow, Warwick

Price Guide £325,000



This modern, three-bedroom home is situated on the popular Chase Meadow development. The accommodation, in brief, affords the entrance hall & cloakroom, living room, spacious dining/kitchen, ensuite to master bedroom, family bathroom, gas heating, double glazing, double bay parking and front & rear gardens with a garden office. Energy rating C.

Location

Chase Meadow is conveniently located close to Warwick town centre. There is a good selection of

local amenities which include 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 has various shopping and recreational facilities and 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

Through a double-glazed entrance door into:

Entrance Hall

Tiled floor, radiator, staircase rising to First Floor Landing. Doors to:





Cloakroom

White suite comprising WC, pedestal wash hand basin, radiator, tiled floor and a double-glazed window to the side aspect.

Dining Kitchen

15'11" x 13'5" (4.87m x 4.09m)

Range of matching gloss fronted base and eye level units with complementary worktops and upturns and inset single drainer sink unit with mixer tap. Built-in Bosch electric oven and AEG four-ring gas hob with extractor unit over. Integrated

dishwasher (not working), integrated fridge/freezer and washing machine. A tiled floor, under-stairs storage cupboard, radiator, two double-glazed windows and a double-glazed casement door provides access to the rear garden.

Living Room

17'1" x 9'10" (5.21m x 3.02m)

Radiator, double-glazed splay bay window and double glazed French doors provide access to the rear garden.

First Floor Landing

Radiator. Doors to:

Bedroom One

13'6" x 9'4" max (4.13m x 2.86m max)

Radiator, two double-glazed windows. Door to:

En-Suite Shower

White suite comprising WC, pedestal wash hand basin with tiled splashbacks, tiled shower enclosure with fitted electric shower, extractor fan and a double glazed window.





Bedroom Two

9'11" x 9'1" (3.03m x 2.78m)

Radiator, built-in storage cupboard and a double-glazed window to the front aspect.

Bedroom Three

7'8" x 6'9" (2.36m x 2.08m)

Radiator and a double-glazed window to the rear aspect.

Bathroom

White suite comprising bath with mixer tap and

shower attachment, pedestal wash hand basin, WC, tiled splashbacks, extractor fan, radiator and a double glazed window.

Outside

There is an allocated, double width parking parking bay with a pedestrian pathway leading to the entrance door.

Rear Garden

Which is designed for ease of maintenance, a patio area, a summerhouse/garden office with power and

light, and a separate enclosed store area. The gardens are enclosed on all sides with a side pedestrian access

Summerhouse/garden office

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 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 inquiries.

Council Tax

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

Postcode

CV34 6TN

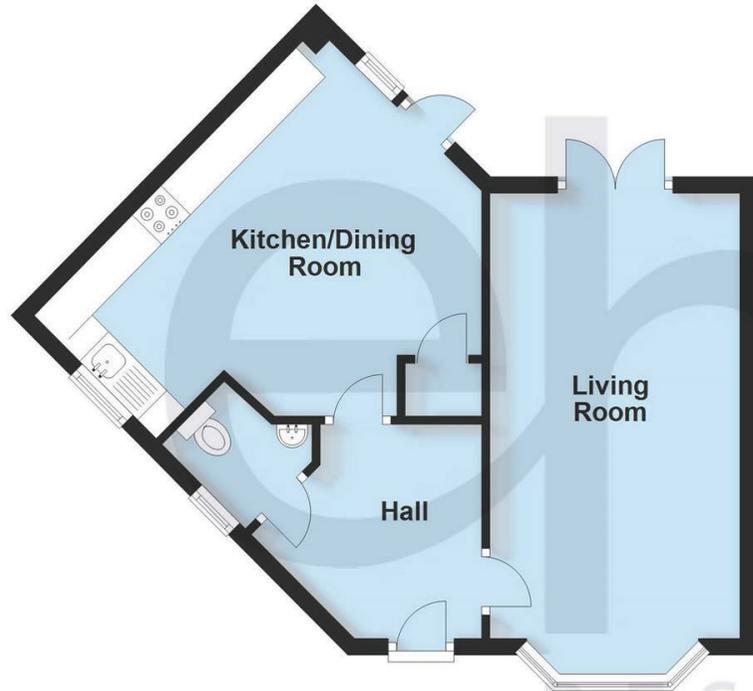


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Ground Floor

Approx. 41.2 sq. metres (443.6 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.3 sq. feet)



Total area: approx. 82.6 sq. metres (888.8 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		90
(81-91)	B	77	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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

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