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RESIDENTIAL

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**6, Mill Close, Norton Lindsey, Warwick**

**Price Guide**  
**£285,000**



This two-bedroom mews house is located in a pleasant cul-de-sac within the desirable village of Norton Lindsey, which boasts delightful views to the rear. The accommodation comprises an entrance porch, living room, dining kitchen, bathroom, driveway, oil-fired heating, and a generously sized rear garden. Energy rating E. NO UPWARD CHAIN.

#### Location

Norton Lindsey is a desirable village that boasts an infant and primary school, a public house called the New Inn, and a community store. A village hall, a cricket club, and a church. There is convenient access to the M40 motorway and the centres of Warwick, Leamington Spa, Coventry, Henley-in-Arden, Solihull, Stratford-upon-Avon, and

Birmingham. Furthermore, Warwick Parkway Station provides access to London and Birmingham via the Chiltern Line, while the N.E.C. and Birmingham International Airport are also within easy driving distance.

#### Approach

Through a double-glazed entrance door into:

#### Entrance Porch

Quarry-tiled floor, double-glazed window to the front aspect, radiator, hat and coat rail space. Multi-panelled door to:

#### Living Room

12'0" x 11'8" (3.66m x 3.57m)

Radiator, downlighters, double-glazed window to the front aspect, and under-stairs storage cupboard. Multi-panelled door to:



#### Breakfast Kitchen

14'8" x 8'7" (4.48m x 2.62m)

Range of wood fronted base and eye level units, worktops with single drainer sink unit, space and plumbing for washing machine. Space for an electric cooker, tiled floor, double-glazed windows, and a casement door to the rear aspect.

#### First Floor Landing

Access to roof space, built-in shelved storage cupboard. Doors to:

#### Bedroom One

11'7" x 8'11" (3.54m x 2.72m)

Wood-effect floor, radiator, bulkhead shelved storage cupboard and adjacent sliding door wardrobe providing hanging rail and storage space and a double-glazed window to the front aspect.



#### Bedroom Two

8'6" x 7'7" (2.61m x 2.33m)

Wood-effect floor, radiator, built-in twin sliding folding door wardrobes providing hanging rail and storage space, double-glazed window to rear aspect.

#### Bathroom

Suite comprising bath with Mira shower system over, pedestal wash hand basin, WC. Heated towel rail and a window to the rear aspect.

#### Outside

##### Rear Garden

Being west facing and having a block paved patio area, lawned gardens, stocked beds, a timber garden shed, a concealed oil tank, and an external housing for the oil-fired boiler.

#### 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 with the exception of 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

CV35 8JU

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Warwick  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>			
(39-54) <b>E</b>		47	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive	
		2002/91/EC	

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

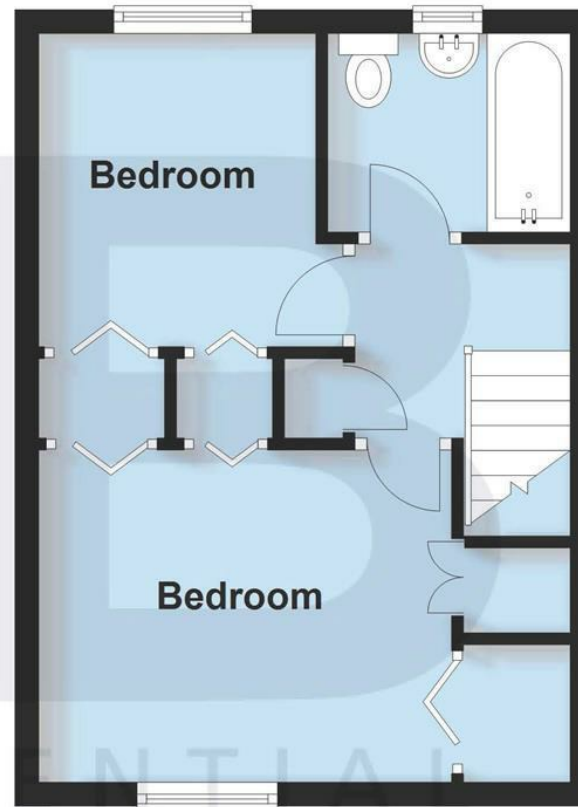
## Ground Floor

Approx. 30.4 sq. metres (327.7 sq. feet)



## First Floor

Approx. 28.3 sq. metres (304.3 sq. feet)



Total area: approx. 58.7 sq. metres (631.9 sq. feet)

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