





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 hall, living room, kitchen area, downstairs WC, two bedrooms, bathroom, gas heating, covered parking bay, plus lockable storage. No upward chain. Ideal first-time buy or investment property. Energy rating D NO UPWARD CHAIN.

Location

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

PORCH:

Bin store.

HALL:

Which is partly open-plan with the Kitchen. Staircase to the first floor, radiator, understairs cupboard door to Lounge.

CLOAKROOM:

White suite comprising low-level w.c and wash hand basin.

KITCHEN:

Having a range of matching base and eye level units, worktops with inset sink unit, tiled splashbacks, built-in electric cooker and ceramic hob with extractor over, space and plumbing for a washing machine, Potterton gas-fired boiler, and a double-glazed window to the front.

SITTING ROOM:

12'3" x 11'2" (3.73 x 3.40)

Having a modern electric heater, radiator and a window and double doors to rear patio.

FIRST FLOOR LANDING:

Radiator, built-in Airing cupboard and doors to:

BEDROOM One

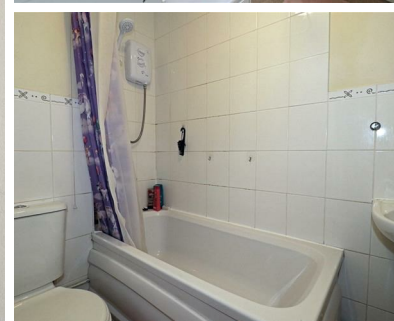
11'3" x 9'2" (3.43 x 2.79)

Radiator and a window to the rear aspect.

BEDROOM Two

7'11" x 6'6" (2.41 x 1.98)

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



BATHROOM

Having a white three-piece suite with a Triton shower over the bath. Radiator and extractor fan.

OUTSIDE:

There is a private small enclosed rear patio. Carport plus second space and a very useful lockable store.

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 we cannot give any warranties in this respect. Interested parties are invited to make their own enquiries.

Tenure

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

Council Tax

COUNCIL TAX: The property is in Council Tax Band 'C'.

Directions

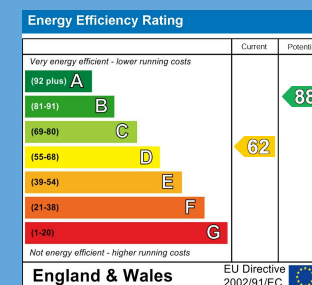
DIRECTIONS: From our offices in Jury Street travel down to the traffic lights at the Eastgate in the direction of Leamington Spa. Cross straight over the lights into Smith Street and proceed straight over the next set of traffic lights at St. John's. Turn next right after St Johns but before the Sainsburys store, into Bartlett Close.

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