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RESIDENTIAL

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7, Vine Mews, Vine Lane, Warwick

Price Guide  
£269,950





This modern, well-appointed two-bedroom end mews house is in a quiet, yet convenient location, within walking distance of Warwick town centre, Warwick Hospital and the railway station. Hall with cloakroom off, fitted kitchen, living room, two bedrooms, bathroom, gas heating, double glazing, low maintenance rear garden and a driveway. Energy rating C. NO UPWARD CHAIN.

#### Location

Number 7 Vine Mews, Vine Lane, Warwick forms part of a small successful development conveniently situated within walking distance of all amenities including Warwick Town centre, Warwick Hospital and nearby Warwick Railway Station.

#### Approach

Through a solid entrance door to:

#### Entrance Hall

Having radiator, wood effect floor, staircase rising to First Floor Landing, opening to Kitchen. Doors to:

#### Cloakroom

White suite comprising low-level WC, wash hand basin with complementary tiled splashback, radiator, wood effect floor and double-glazed window to the front aspect.

#### Fitted Kitchen

9'11" x 6'2" (3.03m x 1.90m)

Range of white gloss fronted base and eye level units, complementary worktops and upturns, inset sink unit with mixer tap and rinse bowl. Built-in Bosch electric oven, four-ring gas hob with extractor unit over. Space for upright fridge/freezer, integrated washing machine, wood effect floor, downlighters and a double-glazed window to the front aspect.

#### Living Room

13'3" x 10'11" (4.06m x 3.35m)

Having a radiator, useful built-in storage cupboard, double-glazed window and casement door leading to the rear garden.



#### First Floor Landing

Double glazed window to side aspect, access to the roof space with loft ladder and electric light. Doors to:

#### Bedroom One

13'5" x 8'11" (4.08 x 2.72)

Having radiator, raised bulkhead, double glazed window to the front aspect and door to:

#### Bathroom

Also having a door from the Landing. Comprising "P" shaped bath with mixer tap and shower attachment and glazed shower screen. WC, pedestal wash hand basin, downlighters, extractor fan, wood effect floor and a chrome heated towel rail.

#### Bedroom Two

13'5" x 7'0" (4.08 x 2.13)

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

#### Outside

The proving has a blocked paved driveway with a useful double-door external store and an outside tap. A gated side pedestrian access leads to the:

#### GARDEN

Having a low-maintenance artificial turfing, fences to two sides, brick walling and a gate to the rear access.

#### 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. NB, We have not tested the heating, domestic hot water system, kitchen appliances, or other services. While believing them to be in satisfactory working order we cannot give 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

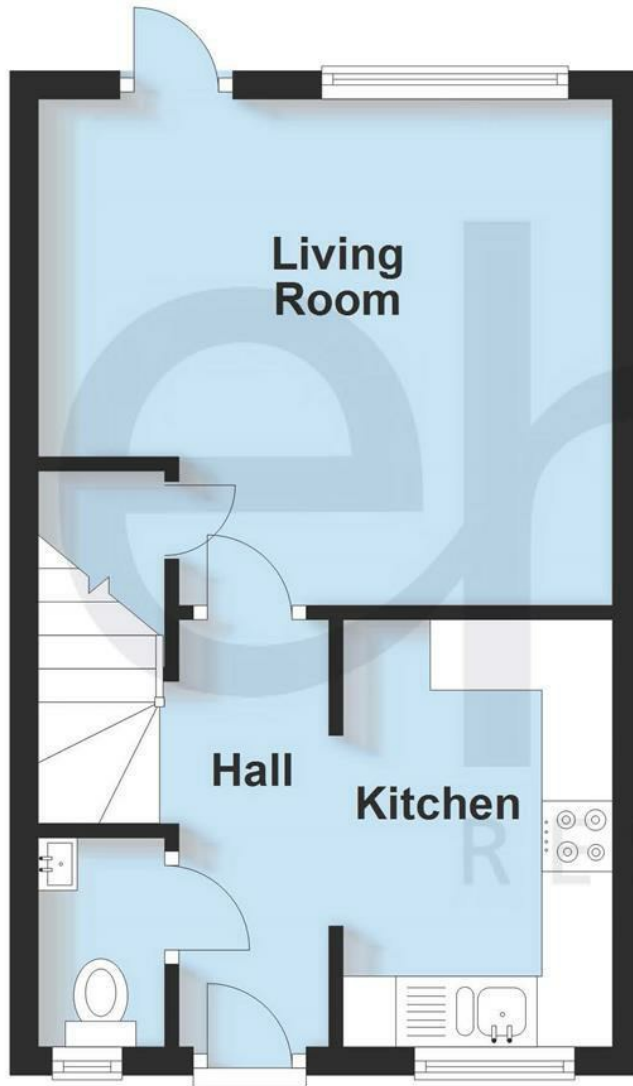
#### Postcode

CV34 5BE



## Ground Floor

Approx. 27.4 sq. metres (294.4 sq. feet)



## First Floor

Approx. 27.4 sq. metres (294.4 sq. feet)



Total area: approx. 54.7 sq. metres (588.8 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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