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1, Lee Meadowe, Chase Meadow, Warwick

Guide Price £325,000

This three-bedroom, double-fronted end-of-mews house is in a favoured position in the sought-after Chase Meadow development. The accommodation is arranged as follows: entrance hall and cloakroom, living room, kitchen/diner, en-suite and main bathroom, gas heating, double glazing, enclosed rear garden, garage and parking. NO UPWARD CHAIN, Energy rating C.

Location

Chase Meadow is conveniently located close to Warwick town centre, which has a good selection of local amenities, including a doctors' surgery, Community Centre, pharmacy, convenience store, two takeaways and a public house/ eatery. Schooling for all ages is also within walking distance.

Warwick town centre has a variety of shopping and recreational facilities, as well as 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 solid entrance door with a spyhole into:

Entrance Hall
Amtico wood-effect floor, radiator with decorative cover, stairs to the first floor, doors to the living room and dining kitchen and a further door to:

Cloakroom
White suite comprising WC, wash hand basin with a white high gloss storage cupboard below

Living Room
14'10" x 10'3" (4.53m x 3.14m)
Wood effect floor, radiator, two radiators, double-glazed windows with front and side aspects and double-opening French doors provide access to the garden

Dining Kitchen
14'10" x 7'11" (4.53m x 2.43m)
Amtico flooring, a range of matching base and eye-level units, quartz worktops, an inset sink drainer, a sink unit, tiled splashbacks, a built-in electric oven with a 4-ring hob and a concealed extractor unit over. Integrated dishwasher, space and plumbing for washing machine and tumble dryer. Radiator, concealed gas-fired boiler and double-glazed window to front and side aspects.

First Floor Landing
Access to roof space, built-in airing cupboard with hot water cylinder and doors to:

Bedroom One
9'1" x 10'6" (2.78m x 3.21m)
Wood effect floor, radiator, built-in double wardrobe, double-glazed window to the side aspect and door to:

En-suite Shower
White suite comprising a wash basin with storage cupboards beneath, a tiled shower enclosure with a Mira shower, radiator and a double-glazed window.

Bedroom Two
8'3" x 8'6" (2.52m x 2.60m)
Radiator, wood-effect floor and a double-glazed window to the side aspect

Bedroom Three
8'3" x 6'1" (2.52m x 1.87m)
A radiator and a double-glazed window to the front aspect

Bathroom
White suite comprising bath with mixer tap and Triton shower over with glazed shower screen, wall-hung wash basin with drawers below, WC, tiled splashbacks, shaver point, heated towel rail and a double-glazed window.

Outside
This double-fronted end-of-mews house is set back behind neatly clipped hedging, with a pathway leading to the entrance door, which has a canopy porch. A gated entrance from the front provides access to the garden.

Garage
18'4" x 9'0" (5.59m x 2.75m)
Located at the rear, having an up-and-over door, with power and light and parking space directly to the front of it.

Enclosed Rear Garden

Enclosed low-maintenance rear garden comprising a gravelled patio area and artificial lawn, ideal for outdoor seating and entertaining. The garden is enclosed by timber fencing and benefits from pedestrian access to both the front of the property and the rear, leading directly to the garage and parking area.

Services

All mains services are understood to be connected to the property. 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.

Tenure

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

Council Tax

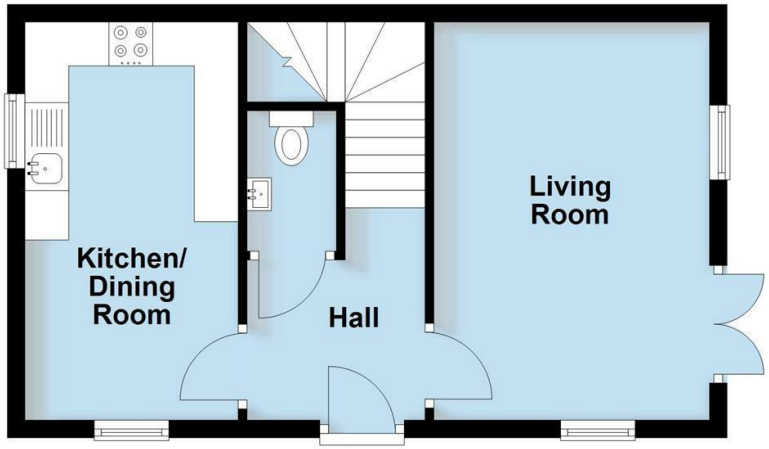
The property is in Council Tax Band "D" - Warwick District Council

Postcode

CV34 6BU

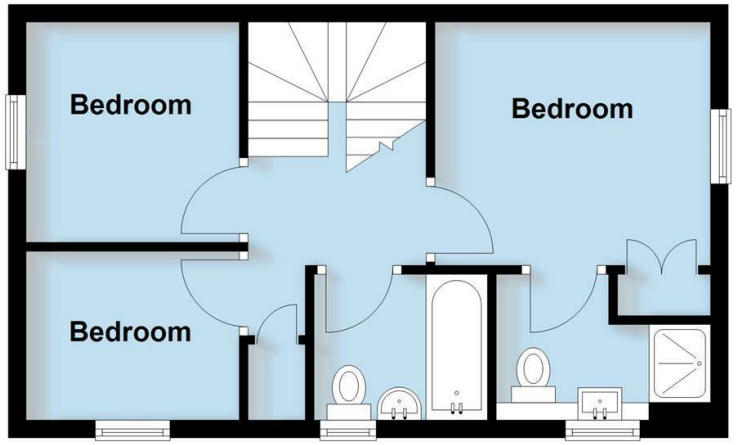
Ground Floor

Approx. 35.3 sq. metres (380.3 sq. feet)



First Floor

Approx. 35.3 sq. metres (380.3 sq. feet)



Total area: approx. 70.7 sq. metres (760.6 sq. feet)

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

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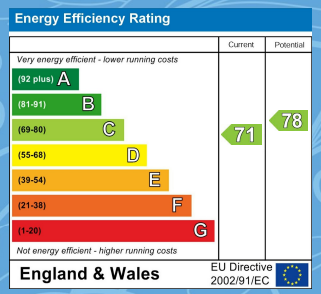

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Clarendon Place, Royal Leamington Spa CV32 5QN

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