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RESIDENTIAL

Your Property - Our Business



4, Barcheston Mews, Hatton Park, Warwick

£1,100 Per Month





An immaculate, well presented two bedroom mews house on this popular development having the benefit of views over open countryside to the rear. The centrally heated and double glazed accommodation comprises : Reception hall, fully fitted kitchen, lounge/dining room, master bedroom with fitted wardrobes and en suite shower room, further double bedroom with spacious cupboard off, bathroom/wc, and attractive easily maintained gardens overlooking fields beyond.

UNFURNISHED.

AVAILABLE IMMEDIATELY.

#### Reception Hall

Having solid wood entrance door with decorative glazed panels, wood effect flooring, stairs to first floor, useful understairs storage cupboard and doors to :

#### Kitchen

11'1" x 6'8" (3.38 x 2.03)

Having a tiled floor and a comprehensive range of base units and wall cupboards with complementary work surfaces and tiled splashbacks, with integrated stainless steel one and a half sink unit with matching mixer tap, four ring gas hob with oven beneath and extractor fan

above, integrated fridge freezer, appliance space and plumbing for washing machine, gas heating boiler, and small pane double glazed window to the front aspect.

#### Lounge/Dining Room

13'11" x 13'1" (4.24 x 3.99)

Having wood effect flooring, two central heating radiators, small pane double glazed window overlooking the attractive rear garden and views over open fields beyond, and upvc double glazed french door to the rear garden.

#### FIRST FLOOR

Landing with hatch to roof space with folding



ladder access, airing cupboard off housing the hot water tank and useful shelving, and doors to :

#### Master Bedroom

11'0" excl wardrobes x 8'10" (3.35 excl wardrobes x 2.69)

Having wood effect flooring, two double wardrobes with hanging space and shelving, central heating radiator, twin small pane double glazed windows affording most attractive views over open countryside, and door to :

#### En Suite Shower

Having tiled floor, and white suite comprising fully tiled shower cubicle with shower fitment, pedestal wash hand basin, shelf and mirror over, and extractor fan.

#### Double Bedroom Two

13'0" max x 7'8" (3.97 max x 2.33)

Having wood effect flooring, twin small pane double glazed windows to the front affording an open outlook over the square and original Victorian hospital buildings, central heating radiator, shelving to walls and useful cupboard off with hanging rail,

#### Bathroom/WC

Having a tiled floor and tiled splashbacks and a white suite comprising panel bath, pedestal wash hand basin and low level wc, towel rail, and shelving to wall.

#### Outside

The rear garden is attractively laid to decking and gravelled terracing with flower borders, and affords views over fields and open countryside beyond. There is one parking space to the rear of the property approached through the security gated entrance. There is also a communal bin store.

#### Council Tax

Band C

#### Post Code

CV35 7SZ

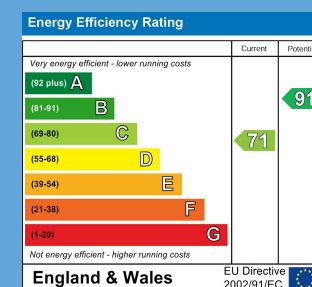


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