



17, Bartlett Close, Coten End, Warwick

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, two bedrooms, bathroom, gas heating, double glazing, covered parking bay. No upward chain. Ideal first-time buy or investment property.



17 Bartlett Close Coten End, Warwick

Price Guide
£210,000

Location

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

Approach

External light, bin store, tiled floor, and a double glazed door to:

Entrance Hall

Having wood effect flooring, radiator, door to the understairs storage area, and wide archway to :

Fitted Kitchen

10'4" x 4'2" (3.14 x 1.26)

Having matching flooring, and comprising a range of gloss white wall cupboards and base units with complementary work surface incorporating a stainless steel single drainer sink unit with mixer tap, integrated electric oven and four ring ceramic hob with extractor unit above, integrated fridge freezer, cupboard housing the Vaillant combination gas boiler, and a double glazed window to the front aspect.

Living Room

12'6" x 11'3" (3.80 x 3.43)

Having wood effect flooring, radiator, feature electric fire to wall, and full height double glazed window to rear and French doors provide access to the rear garden.

First Floor Landing

Having access to the part boarded roof space, radiator, and utility cupboard off housing the washer-dryer, and shelving over. Doors to:



Bedroom One

11'4" x 9'3" (3.45 x 2.81)

Having radiator, fitted wardrobe off with hanging rails and shelf, and double glazed windows to the rear.

Bedroom Two

7'11" x 6'7" (2.42 x 2.00)

Having radiator, double doors to deep storage cupboard with hanging rails and shelving, and twin double glazed windows to the front aspect.

Bathroom

Being fully tiled and having a white suite comprising panel bath with shower unit over and glass shower screen, low-level w.c., and wash hand basin with cupboard under, heated towel and "daylight tunnel" to ceiling.

Outside

To The Front: is a block of carports of which No. 17 has one space.

Rear Garden

The rear garden comprises an attractive patio

area with surrounding flower borders, undercover parking space to front and flower beds to the front garden with pathway.

Tenure

The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this. The property is in Council Tax Band C.

Services

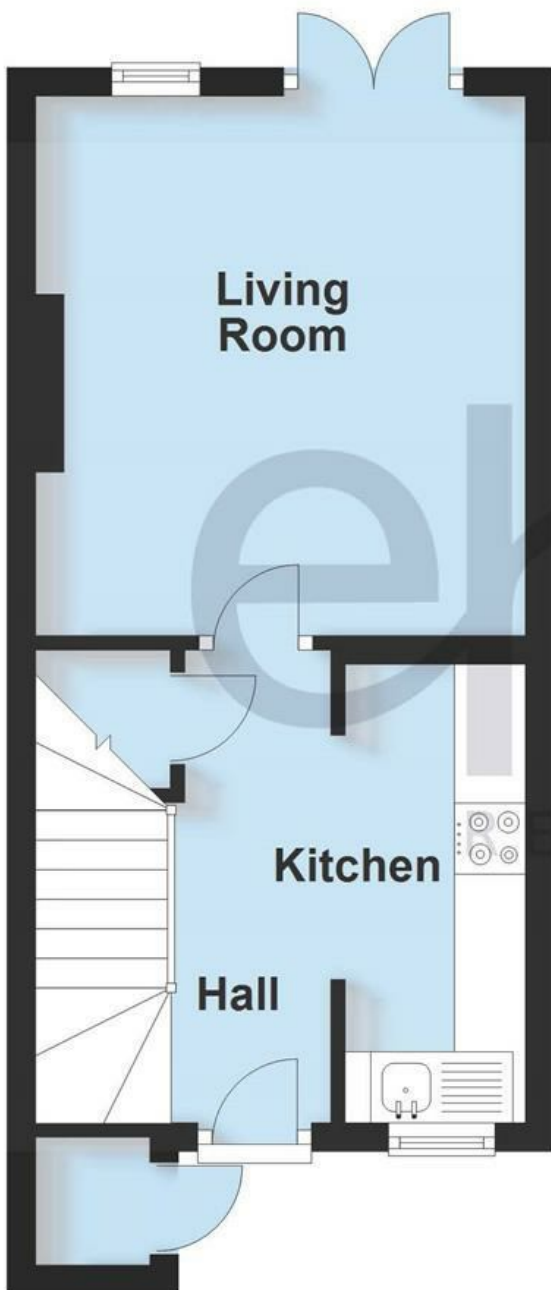
All mains services are understood to be connected. NB We have not tested the heating, domestic hot water system, appliances, or other services and whilst believing them to be satisfactory working order and cannot give warranties in these respects. Interested parties are invited to make their own enquires.

Directions

From our office in Jury Street, continuing straight ahead at the traffic lights into Smith Street. At the traffic lights continue straight over into Coten End and Bartlett Close will be found a short distance along on the right-hand side identifiable by one of our for sale boards.

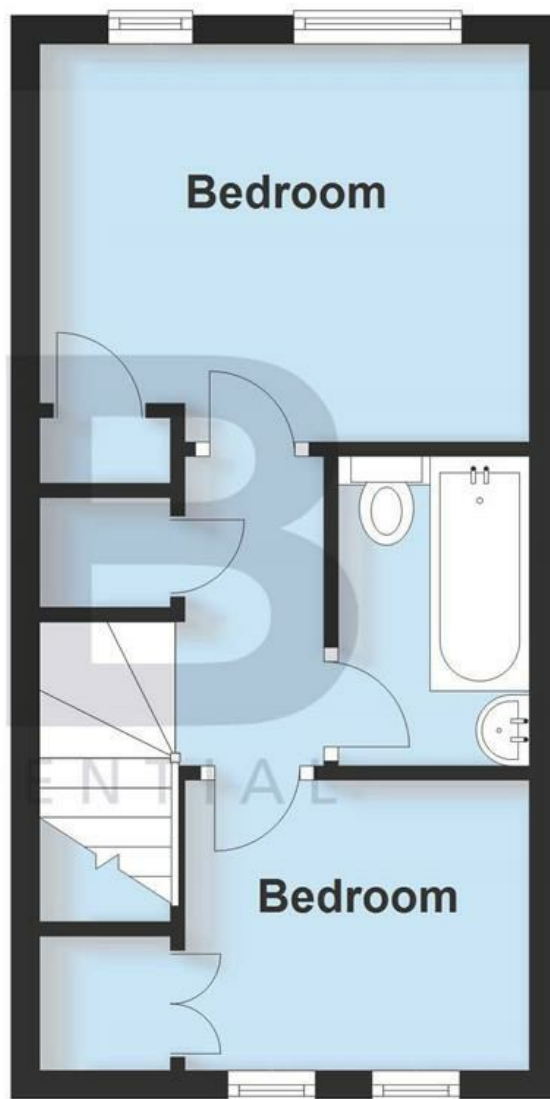
Ground Floor

Approx. 25.8 sq. metres (277.2 sq. feet)



First Floor

Approx. 24.9 sq. metres (268.5 sq. feet)



Total area: approx. 50.7 sq. metres (545.7 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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