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5, Dovehouse Close, Chase Meadow, Warwick

**Guide Price
£285,000**



This modern mews house sits in the highly sought-after area of Chase Meadow, with easy access to local shops and amenities, plus excellent commuter links to the M40 motorway and regional railway stations. The well-appointed accommodation comprises an Entrance hall, cloakroom, refitted kitchen, spacious living room, two double bedrooms, modern bathroom, and an enclosed rear garden with gated side access. Benefits include gas heating, double glazing and allocated parking. Energy rating C

Location

Chase Meadow is conveniently located close to Warwick town centre. Local amenities include a Doctor's Surgery, community centre, pharmacy, convenience store, two takeaways & a public house/eatery. Schooling for all ages is also within walking distance.

Warwick town centre offers a range of shopping and leisure facilities, as well as the world-famous Warwick Castle. A range of state and private schools meets all needs, including Warwick Preparatory and Boys' School and The King's High School, all nearby. Commuting is straightforward, with regular trains from Warwick Station, Warwick Parkway, and Leamington Spa to Birmingham and London Marylebone. The motorway network is easily accessible via junctions.

Approach

Through a the double-glazed entrance door into:

Entrance Hall

Wood effect Karndean floor, stairs to first floor, Honeywell thermostat control point, built-in cloak/storage cupboard, radiator and doors to:

Cloakroom

White suite comprising WC, wash basin with high gloss storage cupboard below and radiator

Spacious Living Room

15'10" x 13'7" max (4.85m x 4.15m max)

Matching floor, two radiators, two ceiling light points and double-glazed French doors with windows to either side, providing access to the garden

Re-fitted Kitchen

7'6" x 11'6" (2.29m x 3.53m)

Attractive range of base and eye-level units comprising worktops and upstands with tiled splashbacks, inset sink drainer sink unit with mixer tap and rinse bowl, four-ring gas hob with extractor unit over. Electric oven with additional combination microwave over, space for upright fridge freezer, pull-out bin, vertical radiator, Bosch washing machine, concealed gas fire boiler and a double-glazed window to the front aspect



First Floor Landing

Radiator, built-in linen cupboard and doors to:

Bedroom One (Front)

15'10" x 9'0" (4.85m x 2.76m)

Two double-glazed windows to the front aspect, two radiators, built-in double-door wardrobes with adjacent shelved storage cupboard.

Bedroom Two (Rear)

11'6" 9'1" (3.51m 2.78m)

Radiator, built-in twin double-door wardrobes providing ample hanging rail and storage space and a double-glazed window to the front aspect.

Bathroom

Modern white suite with WC, wall-hung wash basin, and storage

cupboards below. Bath with shower system over and a glazed shower screen, chrome heated towel rail and a double-glazed window to the rear aspect

Outside

Rear Garden

The enclosed rear garden is designed for easy maintenance, with artificial lawn, a paved patio adjoining the house, and a timber-decked seating area at the rear. Raised timber planters provide planting space, while a paved pathway leads to the rear access gate and the allocated parking space. Timber fencing encloses the boundaries.

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.

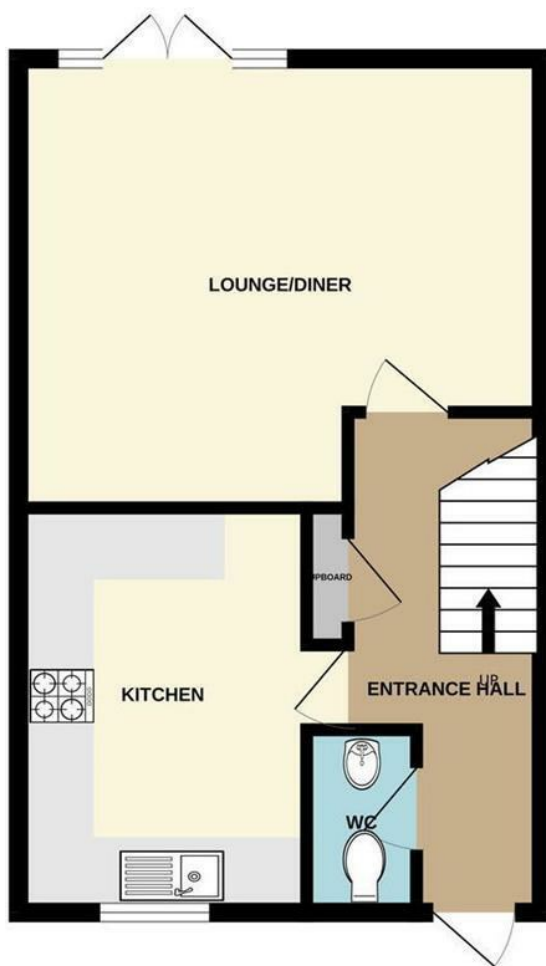
Council Tax

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

Postcode

CV34 6LL

GROUND FLOOR



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1ST FLOOR

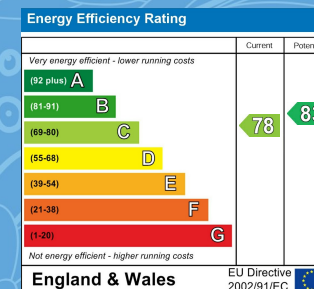


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