



Connells

Barcheston Mews
Hatton Park Warwick

Barcheston Mews Hatton Park Warwick CV35 7SZ

for sale offers over
£170,000



Property Description

This lovely home is located in the desirable location of Hatton Park, Warwick. Barcheston Mews is within walking distance of plenty scenic walks and countryside. The charming home is situated on the first floor and benefits from a loft space, a private allocated parking space as well as being sold with no onward chain.

There is spacious dual aspect lounge with tall windows, inviting a wealth of natural light and views of surrounding greenery. There is a separate kitchen with ample storage and worktop space, ideal for food preparation. The light and airy bedroom comes with a built wardrobe. There is also a white suite bathroom with a shower over bath for added convenience. There is a communal courtyard garden looking out onto gorgeous fields.

Hatton Park is well placed for access to local towns, centres and communication links, with regular commuter rail links available from nearby Warwick Parkway, together with Warwick itself and Leamington Spa. The nearby A46 links directly to the M40 motorway at Warwick, as well as linking to the A45 and Eastern Coventry bypass for the M69 and M6.

Facilities around Hatton include a popular 'al fresco' gastro pub; The Hatton Arms, there also being a local convenience store on Hatton Park. The canal is a short walk which leads to a popular local cafe. More comprehensive facilities in nearby Warwick are easily accessible and good local access available to Stratford upon Avon, Kenilworth, Solihull and Coventry.

Entrance Hall

Two storage cupboards, loft space, window and carpeted flooring.

Lounge Diner

13' 5" x 12' 1" to door recess (4.09m x 3.68m to door recess)

Dual aspect windows and carpeted flooring.

Kitchen

10' 3" x 7' 2" (3.12m x 2.18m)

Fitted with a range of wall and base units with work surface over, oven, has hob and extractor fan. Fridge freezer and washing machine. Sink, tiled to splashback and tiled flooring.

Primary Bedroom

8' 7" x 8' 5" to door recess (2.62m x 2.57m to door recess)

Window to front, wardrobes and carpeted flooring.

Bathroom

Shower over bath, WC, wash hand basin and tiled flooring.

Rear Garden

Communal courtyard garden with field views and space for table and chairs.

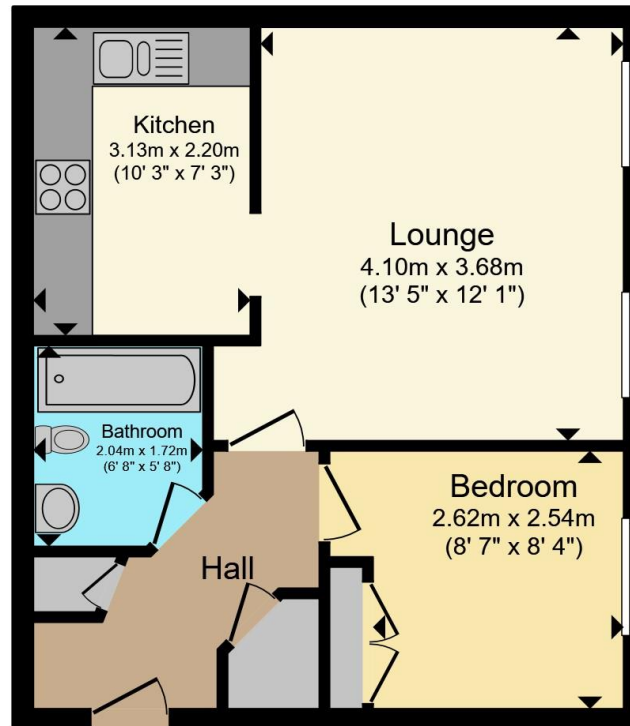
Parking

One allocated parking space.









Total floor area 41.4 m² (445 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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14 High Street
 WARWICK CV34 4AP

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 1298.50

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR107485

This is a Leasehold property with details as follows; Term of Lease 995 years from 01 May 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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