



2 Bed
End of terrace
located at

27 Mollington Grove
Hatton Park
Warwick
CV35 7TU


MARGETTS
ESTABLISHED 1806

Guide Price £275,000

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*** NO UPWARD CHAIN *** Delightful, spacious and well planned two bedroom, end of mews home in cul-de-sac setting forming part of the popular Hatton Park development. Benefits from off-road parking, rear conservatory, two genuine double bedrooms and has good access to Warwick Parkway Station. Viewing is essential.

Delightful, spacious and well planned two bedroom, end of mews home in cul-de-sac setting forming part of the popular Hatton Park development. The property benefits from off-road parking, rear conservatory, two genuine double bedrooms and has good access to Warwick Parkway Station. Viewing is essential.

Canopy porch with front door opens into Reception Hall with telephone connection point, radiator, coved ceiling and door to under stairs storage cupboard.

SEPARATE CLOAKROOM

with low-level WC, wash hand basin, radiator and extractor fan.

KITCHEN

10'11" x 7'2"

with roll edge work surfacing incorporating a single drainer sink and mixer tap and base units beneath, space and plumbing for washing machine, further space for appliance, space for a tall ladder style fridge freezer, eyelevel wall cupboards, recess suitable for cooker, cooker hood, radiator, double glazed window to the front of the property and wall mounted Potterton gas fired central heating boiler.

LIVING ROOM

13'11" x 13'6"

with hole-in-the-wall style gas living flame fire, radiators, television connection point, double glazed window, double glazed French doors opening into the

CONSERVATORY

9'0" max x 10'9" max

with double glazed windows and French doors opening to the rear garden, ceiling fan and power points. Under floor electric heating.

Staircase from the Entrance Hall proceeds to the First Floor Landing with access to the roof space.

BEDROOM ONE (REAR)

13'6" x 11'5" max reducing to 8'8"

with two double glazed windows to the rear of the property, radiator, and door opening to the airing cupboard with slatted wood shelving and hot water cylinder.



BEDROOM TWO (FRONT)

13'6" max reducing to 10'2" x 11'9"

with two double glazed windows to the front, single panel radiator and door opening to an over stairs storage cupboard with hanging rail.

BATHROOM

has a white suite with panelled bath having adjustable shower over, low-level WC and wash hand basin, radiator, extractor fan and obscured double glazed window.

OUTSIDE AND PARKING

To the front of the property there is a tarmac driveway providing parking and pathway giving access to the front door.

GARDENS

To the rear of the property there is an attractive enclosed garden with shaped lawn, small brick built garden store, and rear pedestrian access.

AGENTS NOTES



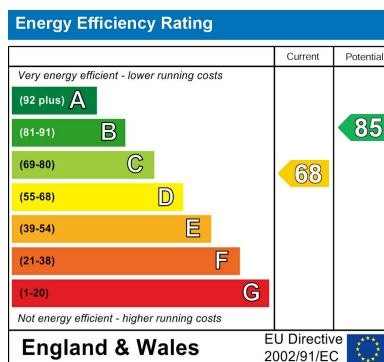
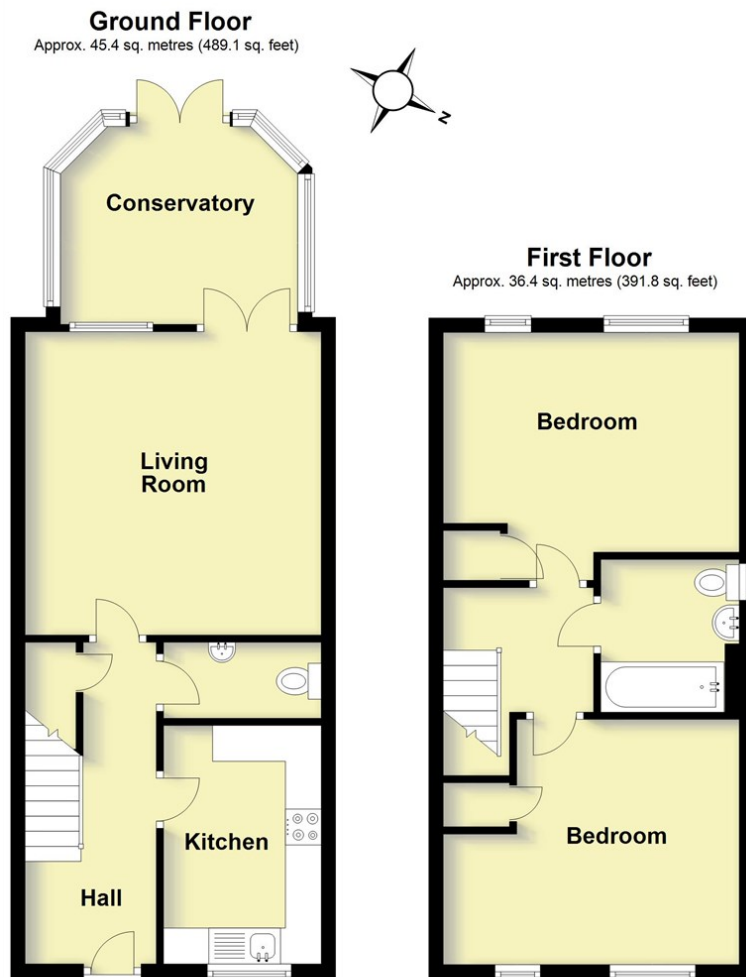


All main services are believed to be connected.
The property is freehold.
Viewings are strictly by prior appointment through the agents.





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