



## 6 St. Mark's Mews

Leamington Spa **CV32 6EJ**

Guide Price £475,000

# 6 St. Mark's Mews

## Milverton

Being tucked away in a small private close off St Mark's Road and within easy reach of facilities in both Milverton and Leamington town centre, this modern three storey mews style house offers four double bedroomed accommodation. Being particularly deceptive in its size and space, the gas centrally heated accommodation offers excellent potential for future cosmetic enhancement and includes a spacious lounge/dining room to the ground floor, together with a kitchen/breakfast room, whilst the four double bedrooms are arranged over the upper two storeys with en suite wet room to the master bedroom. Outside there is block paved off-road parking for two cars to the front and a pleasant town style garden to the rear which backs onto allotments. Additionally, the property has balconies at first floor level to both front and rear elevations. Overall this is an excellent opportunity to purchase a substantial four bedroomed family home in an ideal location and offered for sale with no on-going chain.

### LOCATION

St Mark's Mews is a small private cul-de-sac situated a short distance off Rugby Road and being within walking distance of both facilities in Milverton, including the highly regarded Milverton Primary School along with amenities in Leamington Spa town centre, which include Leamington's wide array of shops and independent retailers, parks, bars, restaurants, cafes and artisan coffee shops. There are good local road links available to major routes along with neighbouring towns and centres, whilst Leamington Spa railway station provides regular commuter rail links to numerous destinations, notably London and Birmingham.

### ON THE GROUND FLOOR

UPVC entrance door opening into:-

### RECEPTION HALLWAY

With staircase off ascending to the first floor, central heating radiator, access to understairs storage and doors to:-

### CLOAKROOM/WC

With low level WC, wall mounted wash hand basin and central heating radiator.

### SPACIOUS 'L' SHAPED LOUNGE/DINING ROOM

5.87m max x 5.56m max (19'3" max x 18'3" max)

With feature marble fireplace housing an inset open coal effect living flame gas fire, central heating radiator and French style doors giving access to the rear garden.

### KITCHEN/BREAKFAST ROOM

3.56m x 3.25m (11'8" x 10'8")

Having a range of units comprising base cupboards, drawers and worktops over with tiled splashbacks, wall cabinets to two sides, inset stainless steel sink unit, fitted four burner gas hob with filter hood over and electric oven having cupboards above and below, wall mounted Worcester gas fired boiler, tiled floor and UPVC double glazed window to front elevation.

### ON THE FIRST FLOOR

### LANDING

With staircase off ascending to the second floor, window to front elevation, central heating radiator, built-in airing cupboard housing the hot water cylinder and doors to:-

### BEDROOM ONE (FRONT)

3.91m max x 3.43m (12'10" max x 11'3" )  
With fitted wardrobes either side of

space for a double bed with overhead storage cupboards, central heating radiator, door to en suite and double glazed French style doors opening onto a front balcony with timber and glazed balustrade.

### EN SUITE WET ROOM

With low level WC, wall mounted wash hand basin, shower area with soak-away and fitted shower unit, chrome towel warmer.

### BEDROOM TWO (REAR)

4.34m x 3.76m (14'3" x 12'4")

Which has in the past been used as a first floor sitting room having central heating radiator and double French doors opening onto a rear balcony with timber and glazed balustrade.

### BATHROOM

Being partly tiled with three piece suite comprising low level WC, pedestal wash hand basin, panelled bath and central heating radiator.

### ON THE SECOND FLOOR

### LANDING

With access trap to the roof space and doors to:-

### BEDROOM THREE (REAR)

5.87m max x 4.22m max (19'3" max x 13'10" max)

With UPVC double glazed window and central heating radiator.

## Features

Modern Mews Style Town House

Three Storey Accommodation

Lounge/Dining Room

Breakfast Kitchen

Four Double Bedrooms

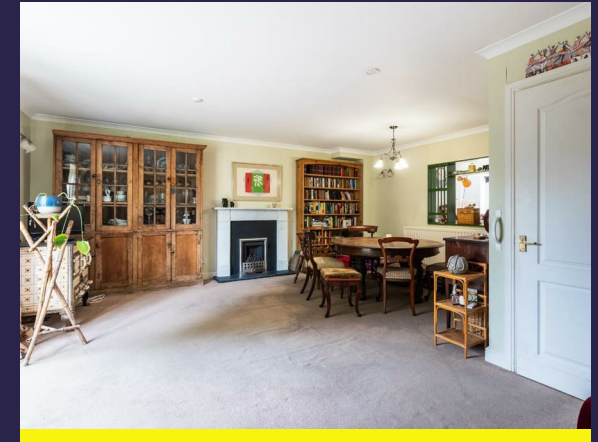
En Suite and Bathroom

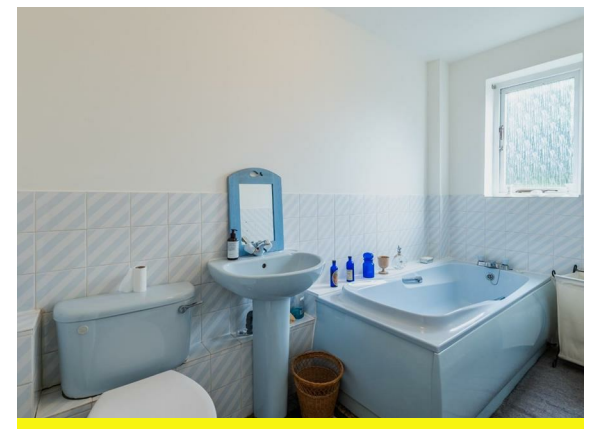
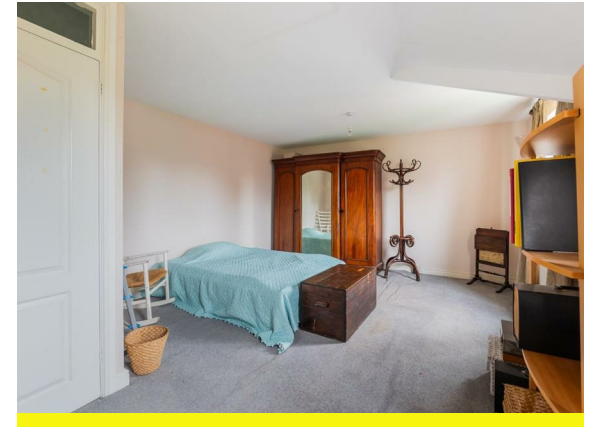
Garage

Off-Road Parking

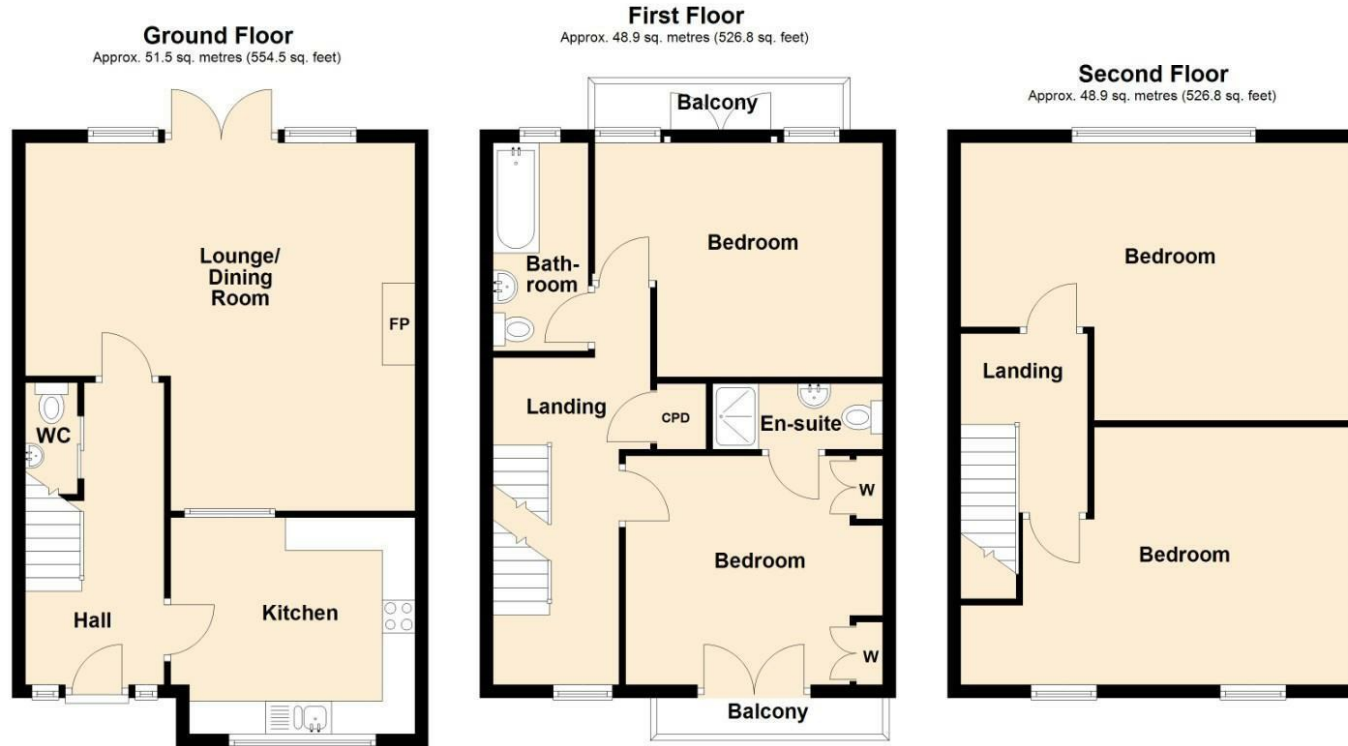
Enclosed Rear Garden

No Chain





# Floorplan



Total area: approx. 149.4 sq. metres (1608.1 sq. feet)

## General Information

### Tenure

Freehold

### Fixtures & Fittings

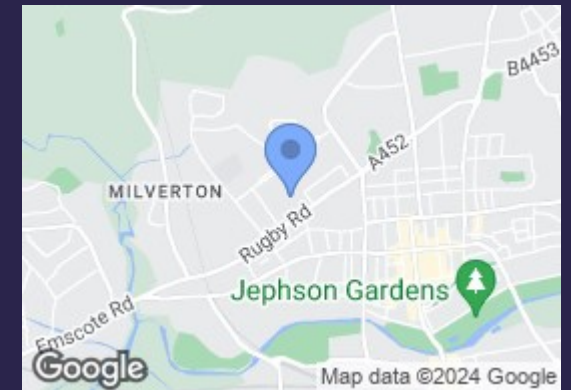
Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band E - Warwick District Council



### Energy Efficiency Rating

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

## Contact us

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## Visit us

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