

**PRICE CLOSE WEST, WARWICK CV34 6NR**



**AN ATTRACTIVELY STYLED MODERN TWO BEDROOM END OF TERRACE HOUSE OFFERING GAS CENTRALLY HEATED AND DOUBLE GLAZED ACCOMMODATION**

- **TERRACED TWO BEDROOM HOME**
  - Sought After Location
- **Two Allocated Parking Spaces**
  - Gas Central Heating
  - **REAR GARDEN**
- **Available Middle October 2024**
  - **Restrictions: NO PETS**
  - **EPC: 71 (C)**
- **VIEWING RECOMMENDED**

**2 BEDROOMS**

**£1,100 PCM**

Hawkesford are pleased to offer to the market this end of terrace TWO BEDROOM house on Chase Meadow development. Easy access to the Warwick Parkway Railway Station, the A46 and junction 15 of the M40 motorway, and Warwick town center lies approximately within one and a half mile.

The property benefits from two parking spaces in front, rear garden and viewing is recommended  
Available October 18th 2024

### **Entrance Hall**

Hardwood front door with glazed inserts. Radiator.

### **Cloakroom**

Modern white three piece suit with tiled splashback. Extractor fan.

### **Sitting Room 15'3" x 9'4" (4.67 x 2.87)**

Double glazed window to the front. TV aerial point. Telephone point. Radiator. Stairs to the first floor.

### **Breakfast Kitchen 12'9" x 7'8" (3.89 x 2.34)**

Range of matching wall and base units. Roll top work surfaces. Stainless steel sink and drainer unit. Four ring gas hob and electric oven, fridge/freezer. Ceramic floor tiling and wall tiling. Wall mounted gas boiler. Radiator. Double glazed window to the rear. Door with access to the rear garden.

### **Landing**

Airing cupboard housing the hot water tank and shelving. Access to the loft which is part boarded. Double glazed window to the side elevation. Radiator.

### **Bedroom One 10'9" x 8'5" (3.30 x 2.57)**

Two double glazed windows to the rear. Radiator. Two double wardrobes. TV and telephone point.

### **Bedroom Two 12'9" x 7'6" (3.89 x 2.31)**

Two double glazed windows to the front. Radiator.

### **Bathroom**

Modern white suite. Panelled bath with shower over. Pedestal wash hand basin. Close coupled wc. Tiling to the walls. Extractor fan and radiator.

### **Outside**

Two allocated parking spaces to the front of the property.

### **Garden**

Rear garden laid to lawn with paved patio area enclosed by fencing. Gated side pedestrian access., outside tap.

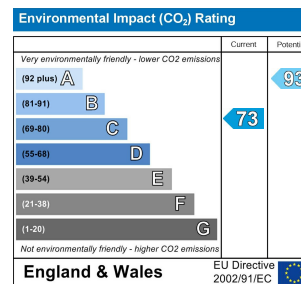
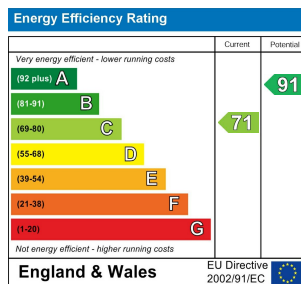
### **Tax Band**

Council Tax Band "C" from Warwick District Council

### **Lettings Disclaimer**

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