

FOR SALE



Swan Meadow, Chase Meadow, Warwick

2 Bedroom, 1 Bathroom, Mid Terraced House

£310,000

MARTIN&CO



- Extended terrace house
- Well presented throughout
- Two double bedrooms
- Breakfast kitchen diner
- Two reception rooms
- Downstairs cloakroom
- Garage & off road parking

This extended two double bedroom terrace house is located in the popular Chase Meadow development of Warwick, offering easy access to both the town centre and road network. The property has been extended to include additional sitting / dining room at the rear with double doors onto the garden and professionally decorated throughout. The property benefits from a garage, off road parking, downstairs cloakroom and garden home office. This house is spacious offering flexible living and is suitable to a wide range of buyers.

APPROACH Via a paved pathway which leads to the front door.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

ENTRANCE HALL 8' 10" x 3' 1" (2.69m x 0.94m)
Double glazed front door, engineered oak wood flooring, doors leading into the kitchen and downstairs cloakroom, central heating radiator and wall mounted Hive central heating thermostat.

CLOAKROOM 4' 5" x 2' 8" (1.35m x 0.81m) Low level W.C, wash hand basin, wall mounted electric fuse box, central heating radiator and double glazed window to the front.



BREAKFAST KITCHEN DINER 13' 0" x 12' 5" (3.96m x 3.78m) With a range of wall and base mounted units with complementary work surface over, incorporating a stainless steel sink and drainer unit, built in electric oven, four ring gas hob with extractor above, integrated appliances, cupboard housing central heating boiler, double glazed window to the front.

DINING ROOM 12' 5" x 12' 6" (3.78m x 3.81m) With wood effect laminate flooring, central heating radiator, staircase rising to the first floor landing and opening into sitting dining room.

LIVING ROOM 11' 0" x 8' 7" (3.35m x 2.62m) With central heating radiator, spot lights, television and telephone points, double glazed window and French doors leading into the garden.

LANDING 7' 1" x 3' 7" (2.16m x 1.09m) Staircase rising from the living room, hatch providing access to the partly boarded loft space and doors leading into the bedrooms and bathroom.

PRIMARY BEDROOM 12' 7" x 8' 7" (3.84m x 2.62m) Double glazed window to the rear, over stairs storage cupboard, central heating radiator and wood effect laminate flooring.



BEDROOM TWO 12' 5" x 7' 10" (3.78m x 2.39m) Double glazed window to the front, fibre broad band point and central heating radiator.

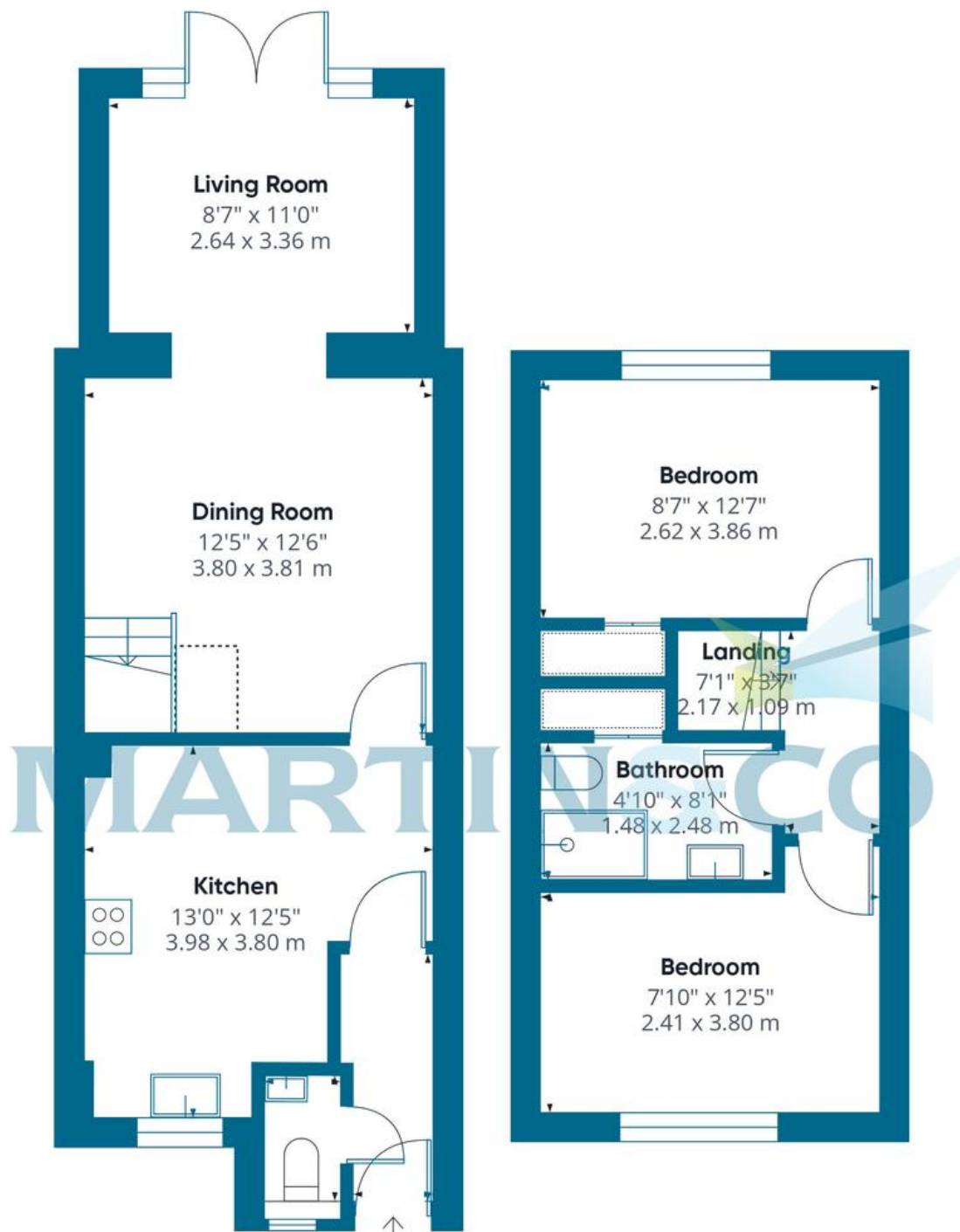
BATHROOM 8' 8" x 4' 10" (2.64m x 1.47m) Shower enclosure, mains wall mounted shower, wash hand basin, low level W.C, tiling to the walls, timed dual fuel heated towel rail, bathroom, extractor and over stairs storage cupboard.

REAR Fence enclosed Westerly facing garden, paved patio, double external weatherproof electrical socket, lawn with herbaceous border and gated rear access leading to the garage and parking.

GARDEN ROOM/OFFICE A professionally installed garden room office located in the rear garden, featuring double UPVC French doors at the entrance and a fully sealed flat roof. The space is fully insulated and double glazed, with air conditioning and heating for year-round comfort. Wired internet connectivity is available, ensuring a stable connection for work or leisure. Large windows allow for ample natural light, and external lighting provides visibility and security. Suitable for use as an office, studio, or additional living space.

GARAGE The garage is leasehold and located in a block of four on the left hand side under a coach house.





Approximate total area

715 ft²

66.4 m²

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