

ehB
RESIDENTIAL

Your Property - Our Business



16, Marne Close, Warwick

Price Guide
£325,000



An excellent opportunity to acquire an attractively styled, modern mid-terraced townhouse, providing spacious well appointed two bedroomed accommodation with en-suite facilities. Featuring impressive open plan living/kitchen arrangement, total redecoration and new carpets throughout, in highly regarded residential location.
NO CHAIN.

Marne Close

Located just off Campriano Drive, is a popular and established residential location, conveniently sited equidistant from both Warwick and Leamington Spa, with a good range of local facilities and amenities including local shops, schools and a variety of recreational facilities. Access to the local railway station being within easy reach in addition to the motorway network. Since its original construction this particular development, which comprises many attractively styled properties of varying sizes, has consistently proved to be very popular.

ehB Residential are pleased to offer 16 Marne Close which is an opportunity to acquire an attractively styled modern, mid-terraced townhouse, which

provides gas centrally heated two bedroomed accommodation both of which feature en-suite facilities. The open plan lounge/dining room/comprehensively fitted kitchen is also a particular feature. The property occupies a pleasant position within the development, and has recently been subject to redecoration, new carpets and is offered with IMMEDIATE VACANT POSSESSION.

In detail the accommodation comprises:-

Ground Floor

Ornate open porch.

Entrance Hall

With composite glazed panelled entrance door, double radiator.

Cloakroom/WC

With low flush WC with concealed cistern, pedestal basin with tiled splashback, radiator, extractor fan.

Open Plan Lounge/Dining Area/ Kitchen Area

Lounge/Dining Area

24' x 13' (7.32m x 3.96m)

With twin French doors overlooking the front garden area, two radiators, downlighters, telephone point, TV point, staircase off, turned balustrade, understair cupboard, further built-in pantry cupboard. Open to the...

Kitchen Area

11'9" x 9'10" (3.58m x 3.00m)

With extensive range of base cupboard and drawer units, rolled edge work surfaces, tiled splashbacks, matching range of high level cupboards, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, tiled floor, concealed pelmet lighting, integrated breakfast bar, built-in fridge freezer, stainless steel four ring hob with stainless steel splashback and canopy extractor hood over, stainless steel oven, dishwasher, washing machine. Part pitched ceiling with Velux windows and timber and glazed panelled rear door leading to...

Integral Rear Hall

Being gated with built-in store.

Stairs and Landing

With turned balustrade.





Bedroom

10'3" x 11'6" (3.12m x 3.51m)

With triple built-in wardrobe, hanging rail, shelf, radiator.

En-Suite Bathroom/WC

6'9" x 5'6" (2.06m x 1.68m)

With white suite comprising panelled bath, pedestal basin, both with mixer taps, low flush WC with concealed cistern, extractor fan, tiled splashback shower area with integrated shower unit and screen, radiator.

Bedroom

11' x 13'4" (3.35m x 4.06m)

With two double built-in wardrobes, hanging rail, shelves, with twin French doors to Juliet balcony feature, radiator, boiler cupboard with combi-gas fired central heating boiler and programmer.

En-Suite Shower Room/WC

With oversized tiled shower cubicle, integrated shower unit, pedestal basin, mixer tap, low flush WC with concealed cistern, extractor fan, radiator.

Outside

To the front of the property is a gravelled and railed forecourt/garden area and car parking for facility located close to the property.

Mobile Phone Coverage

Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom Oct 25).

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom Oct 25).

Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Council Tax Band D.

Location

CV34 4NH

Your Property - Our Business

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

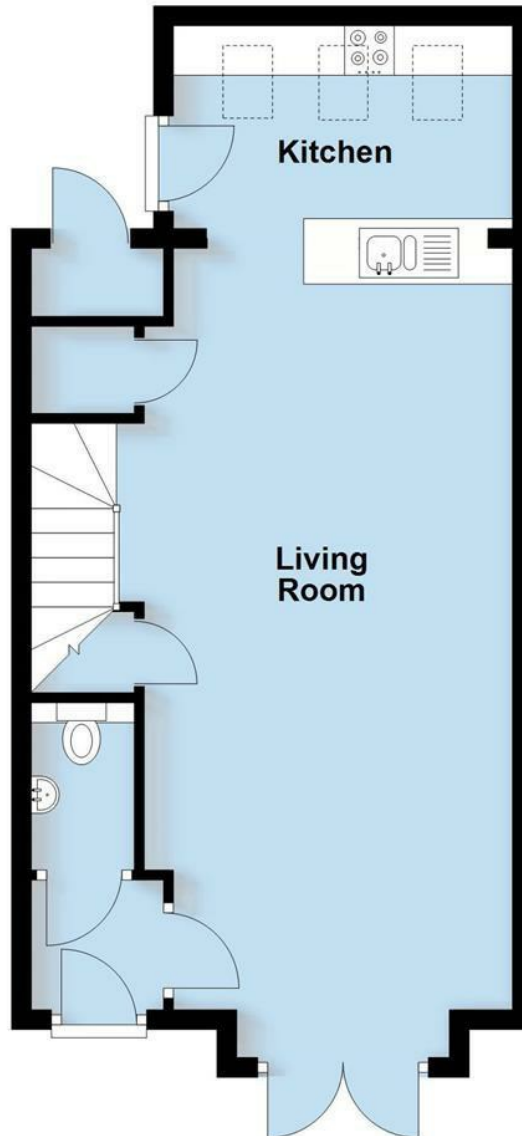
01926 881144 ehbresidential.com

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

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

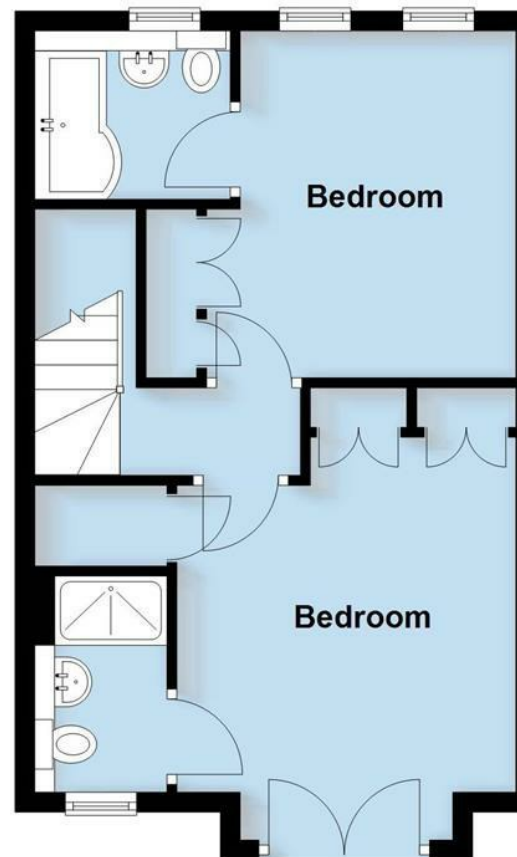
Ground Floor

Approx. 48.4 sq. metres (520.7 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.4 sq. feet)



Total area: approx. 86.8 sq. metres (934.1 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact