



3 Mallory Drive, Warwick, CV34 4UD

- Modern Terrace Home
- Two Well Proportioned Bedrooms
- Modern Family Shower Room
- Recently Refitted Kitchen
- Spacious Living/Dining Room
- Private Allocated Parking
- Gardens To Front & Rear
- Unfurnished
- Available June 18th 2024
- EPC Rating D



£1,050 PCM

A spacious, well presented and conveniently located two bedroom, mid terraced home situated within easy reach of Warwick Town Centre, and it's fantastic local amenities offering well proportioned accommodation, including entrance hall, recently refitted kitchen and living/dining room. To first floor are two well proportioned bedrooms and a modern family shower room, whilst outside the property benefits from allocated parking and gardens to both front and rear. Available from the 17th of June 2024 - Unfurnished.

#### Entrance Hall

Having stairs rising to the first floor and giving way to the kitchen and living room.

#### Living Room

A generous living and dining area with rear facing double glazed window and access door leading to the rear garden, benefitting from a useful under stairs storage cupboard.

#### Modern Fitted Kitchen

A recently refitted kitchen with integrated appliances including gas hob, electric oven, over head extractor and freestanding washing machine and fridge freezer. With a front facing double glazed window.

#### To The First Floor

##### Bedroom One

A large double bedroom with two front facing double glazed windows.

##### Shower Room

A modern white suite comprising low level W.C, pedestal wash hand basin and enclosed shower cubicle with mains fed shower.

##### Bedroom Two

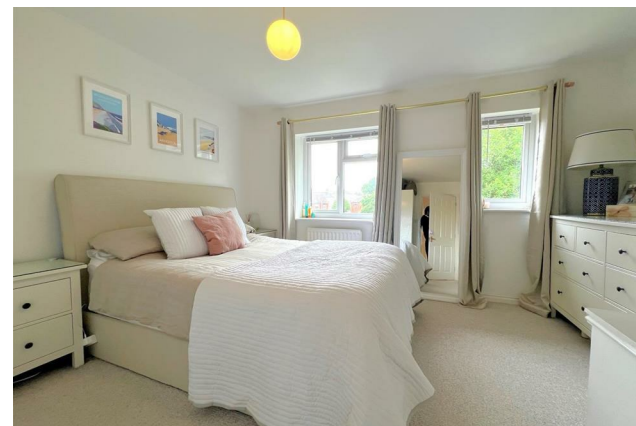
A large single Room with rear facing double glazed window.

#### Outside

Lawned rear garden with paved rear terrace and rear access gate leading to the parking area.

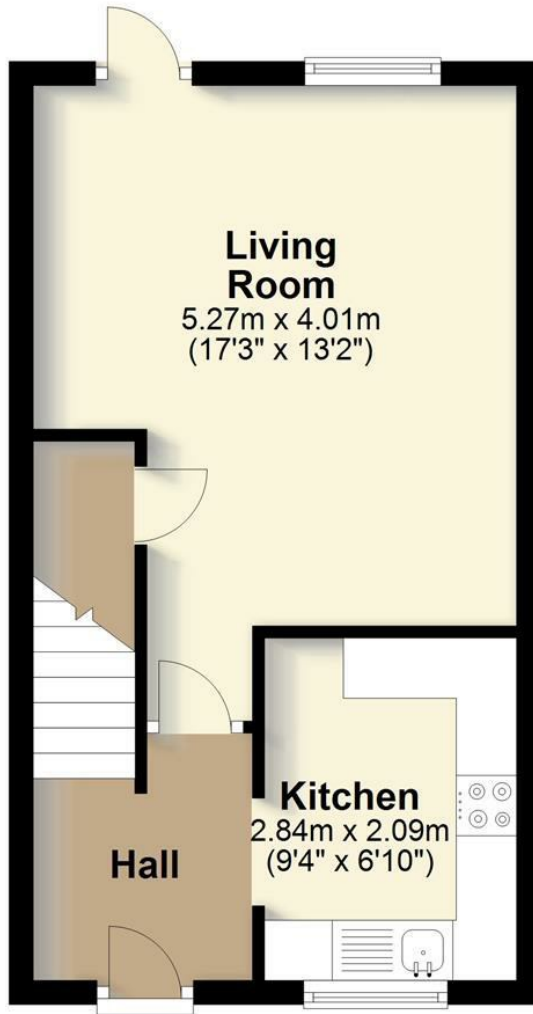
#### Parking

One parking space located to the right hand side of the property in the residents parking area.



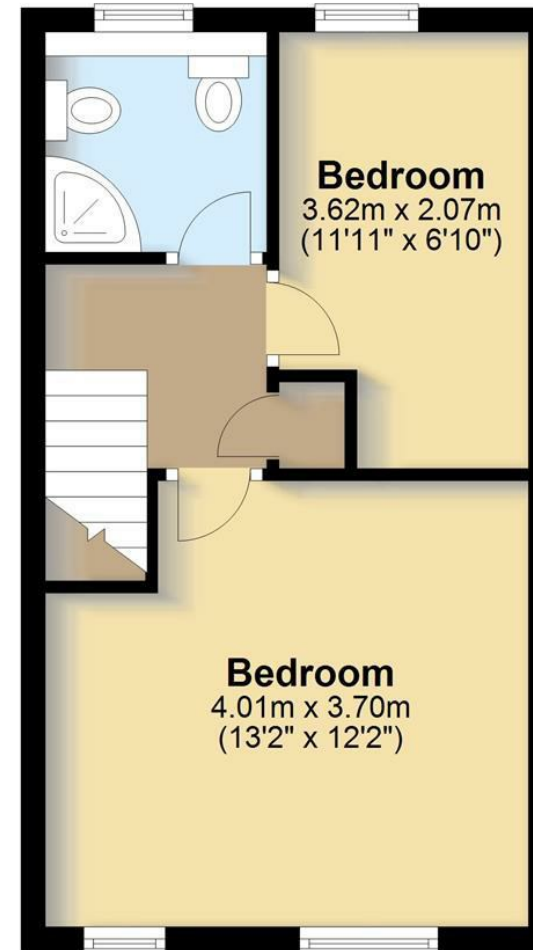
## Ground Floor

Approx. 29.8 sq. metres (320.3 sq. feet)



## First Floor

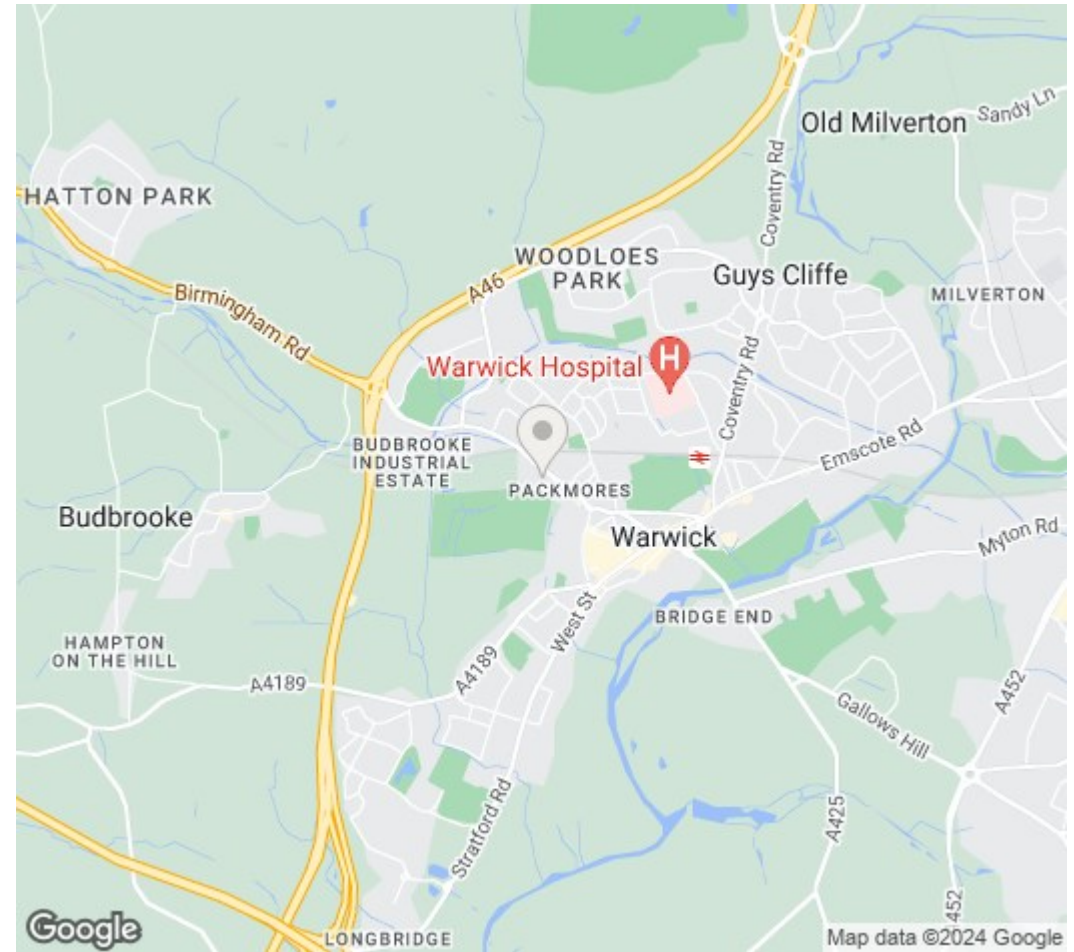
Approx. 29.8 sq. metres (320.3 sq. feet)



Total area: approx. 59.5 sq. metres (640.6 sq. feet)

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





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