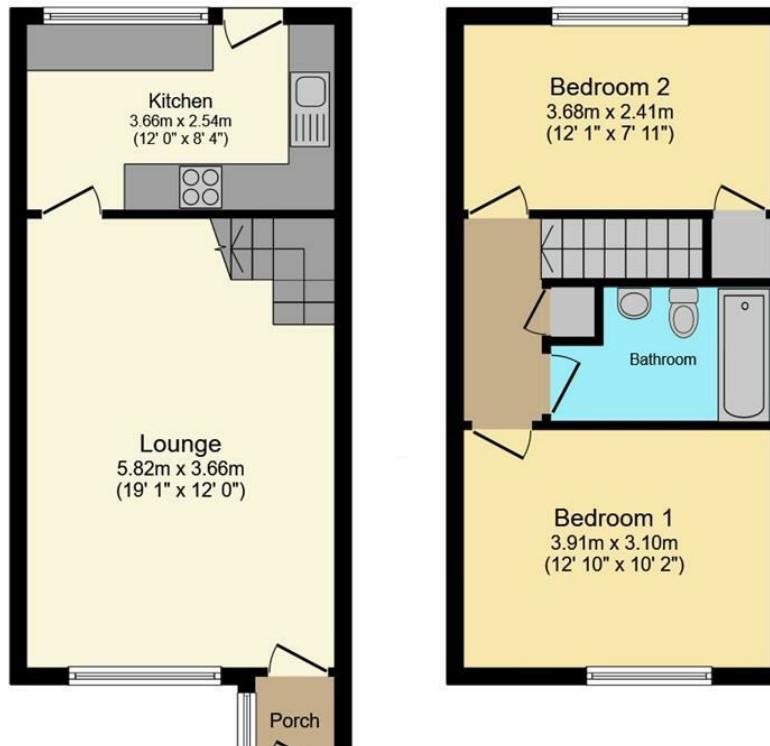




2 Hetton Close, Warwick, CV34 5XP

# 2 Hetton Close, Warwick, CV34 5XP



**Ground Floor**

Floor area 34.7 m<sup>2</sup> (374 sq.ft.)

**First Floor**

Floor area 33.4 m<sup>2</sup> (360 sq.ft.)

**TOTAL: 68.1 m<sup>2</sup> (733 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



- Mid Mews Home
- Two Double Bedrooms
- Modern Family Bathroom
- 19' Living Room
- Refitted Kitchen
- West Facing Courtyard Garden
- Garage En-Bloc
- Internal Viewing Highly Recommended
- EPC Rating D



Offers In Excess Of  
£235,000

A deceptively spacious and beautifully presented two double bedroom mid-mews home situated on the ever popular Woodloes Park development in Warwick. Offering easy access to the fantastic local schooling and amenities, as well as Warwick and Leamington town centres, and benefiting from fantastic internal accommodation comprising entrance porch, well proportioned living/dining room, modern fitted kitchen, two first floor double bedrooms, recently refitted family bathroom, westerly facing courtyard style rear garden and garage located en bloc. Internal viewing is highly recommended to appreciate the size and quality of the accommodation on offer.

#### APPROACH

accessed from a tarmac footpath leading up to paved private footpath, which opens to a double glazed front door. This, in turn, opens into entrance hallway.

#### ENTRANCE HALLWAY

with double glazed window to side elevation and internal timber and glazed door opening in to:

#### LIVING ROOM

having stairs rising to first floor landing and giving way to the newly fitted kitchen, this well proportioned living room provides ample space for living and dining furniture if so required, and benefits from a large front facing double glazed window. Having central heating radiators, as well as having additional electric wall mounted panel heater and internal door leading through to kitchen.

#### MODERN FITTED KITCHEN

This recently installed kitchen comprises a range of contemporary style white fronted wall and base mounted units with contrasting wood effect work surfaces over and a stainless steel sink with monobloc tap. Having integrated appliances including induction hob with overhead extractor fan, fan assisted electric oven and integrated microwave, low level fridge and freezer, as well as having the added benefit of integrated washing machine and a slimline dishwasher. Further to this, the kitchen also boasts a large rear

facing double glazed window overlooking the private courtyard rear garden, with further double glazed access door leading out.

#### FIRST FLOOR LANDING

having stairs rising from the living room and gives way to both bedrooms and family bathroom. Benefiting from an integrated airing cupboard housing the recently installed Worcester Bosch combination central heating boiler.

#### BEDROOM ONE

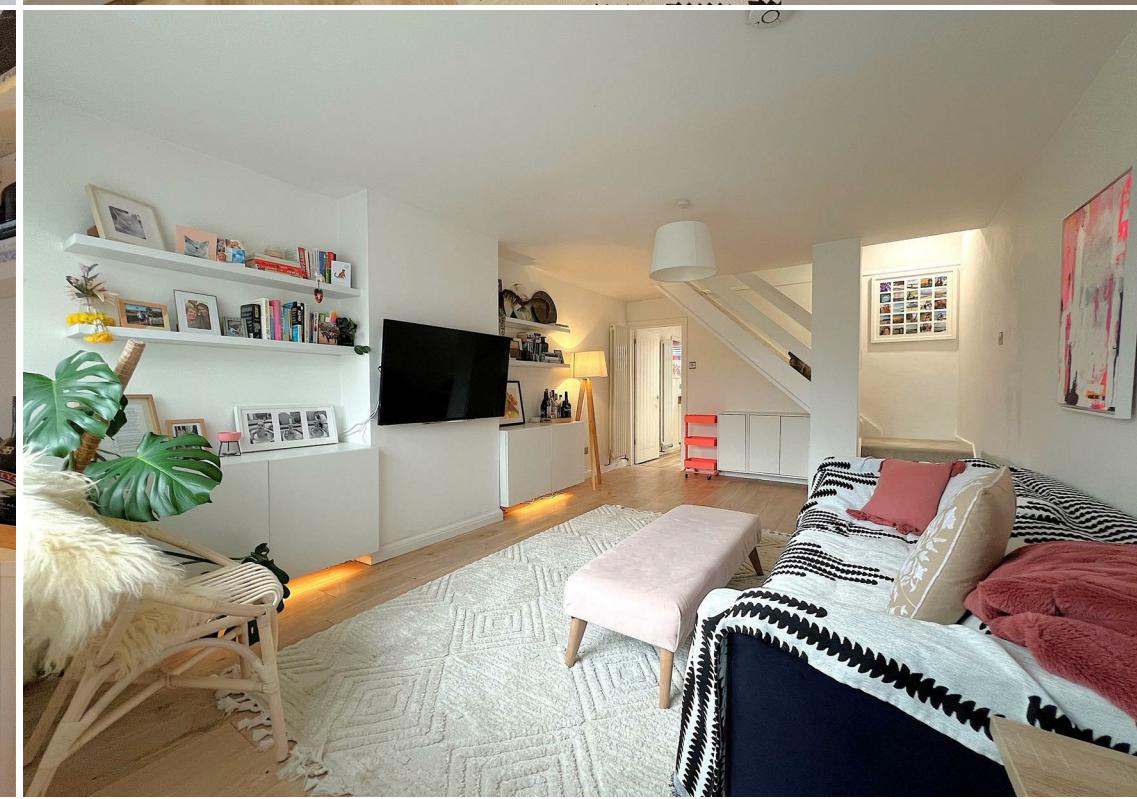
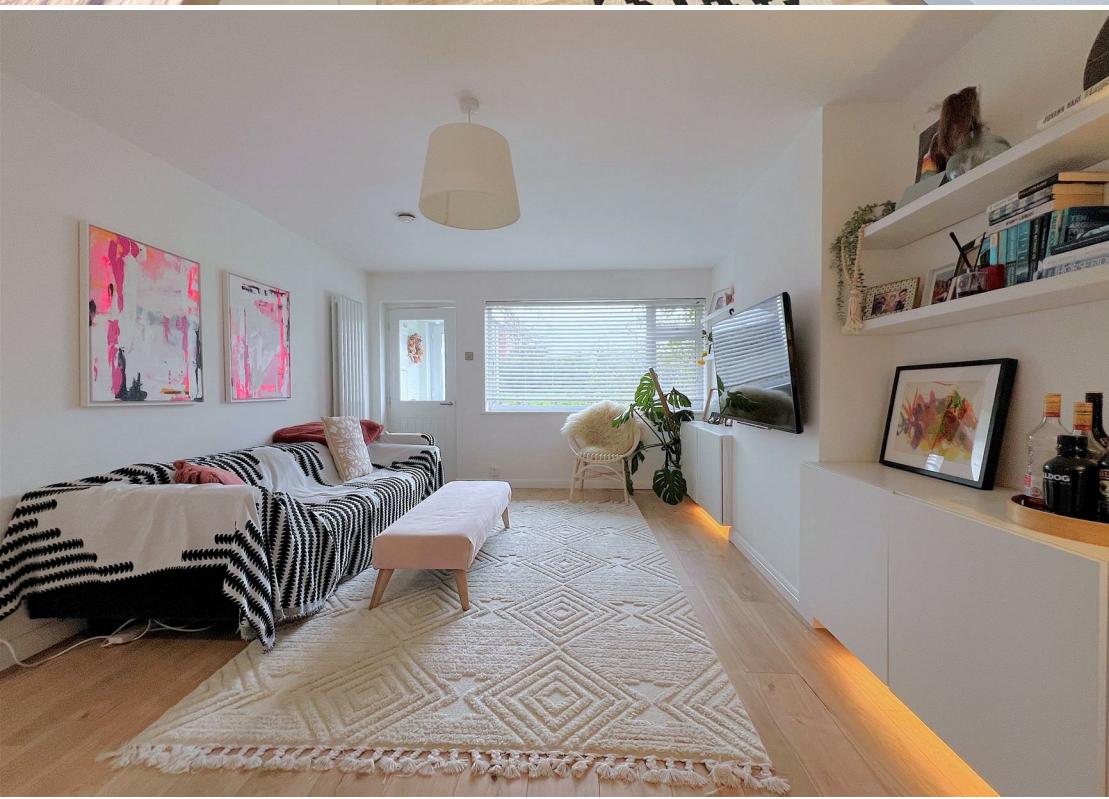
This large double bedroom has a front facing double glazed window overlooking the neighbouring green, and central heating radiator.

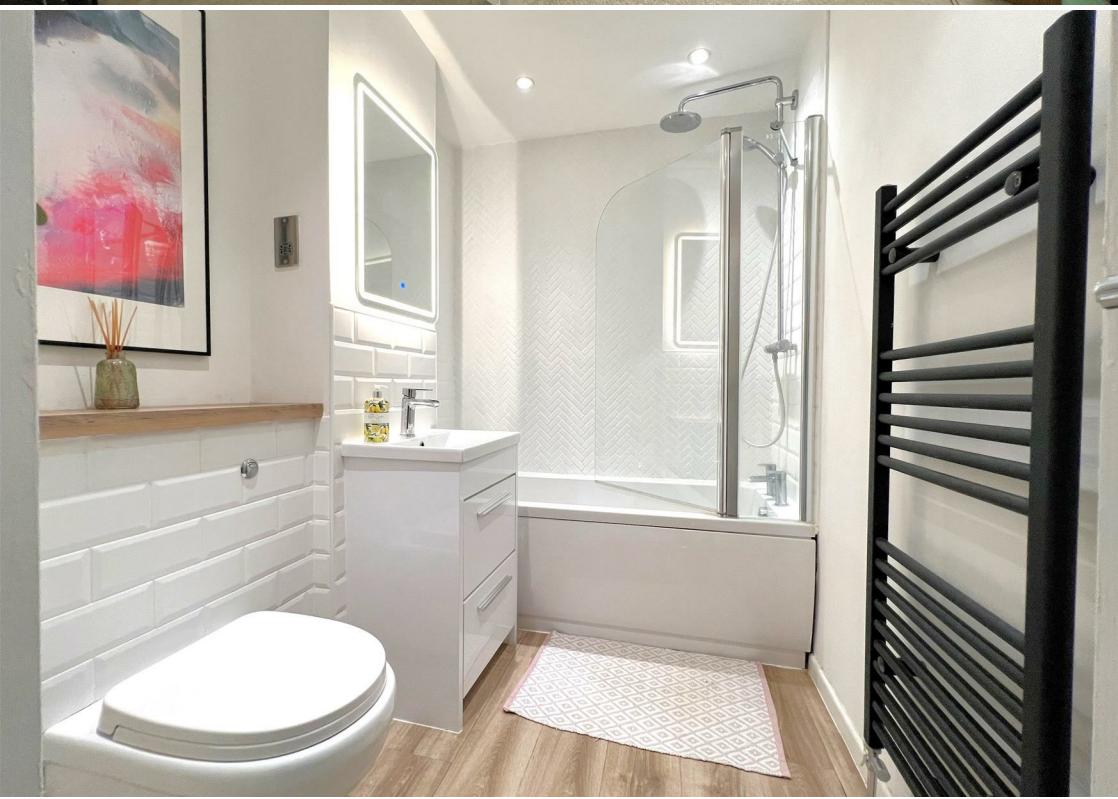
#### BEDROOM TWO

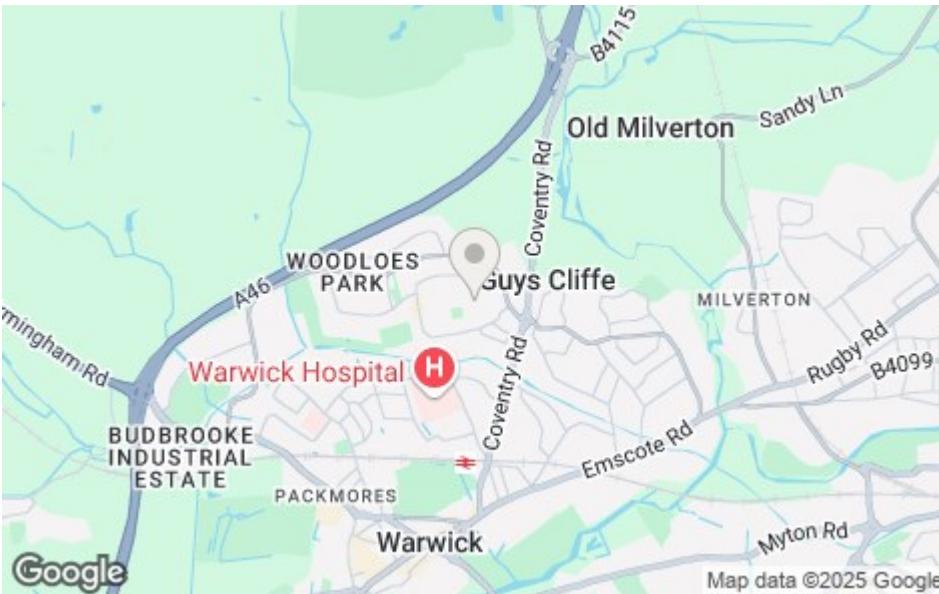
The second double capable bedroom benefits from a large built in storage cupboard and has a rear facing double glazed window overlooking the courtyard rear garden.

#### FAMILY BATHROOM

This beautifully appointed and recently refitted contemporary style family bathroom comprises a three piece white suite with low level WC having enclosed cistern and dual flush, vanity unit mounted wash hand basin with waterfall style chrome monobloc tap and panelled bath with mains fed dual headed shower over. In addition, there is a fixed glass screen, ceramic tiling







to all splashback areas, and a centrally heated towel rail.

#### OUTSIDE TO FRONT

is a lawned foregarden and footpath which leads up to the front door.

#### OUTSIDE TO REAR

is a westerly facing and wall enclosed private courtyard rear garden. This has rear access gate leading out on to the road.

#### GARAGE

Located en bloc is a single garage with up and over garage door.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

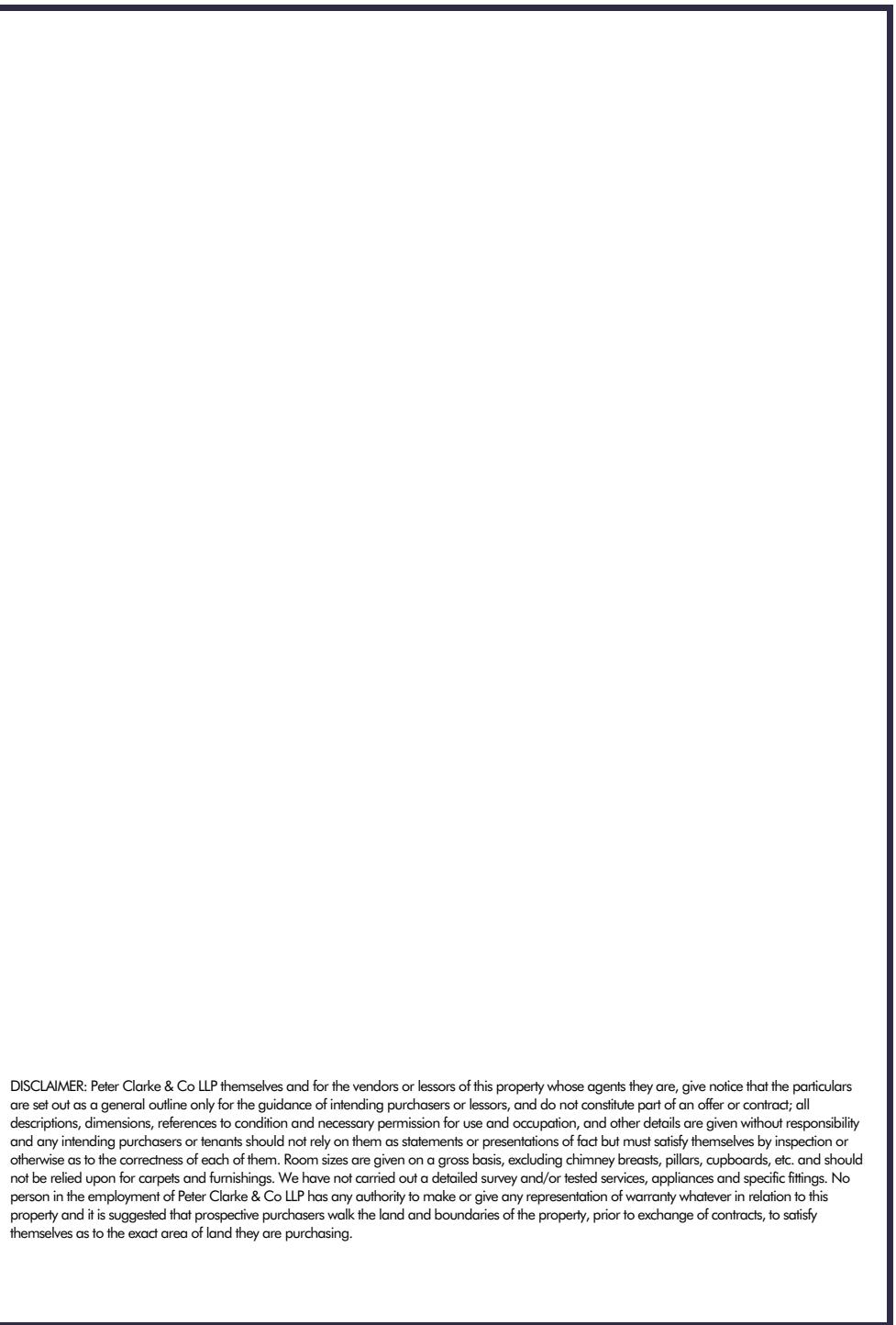
**SERVICES:** We have been advised by the vendor that mains gas, water, electric and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** 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 same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band B.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation or warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



Multi-award winning offices  
serving South Warwickshire & North Cotswolds

Myton Road, Leamington Spa, Warwickshire, CV31 3NY  
Tel: 01926 429400 | [leamington@peterclarke.co.uk](mailto:leamington@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

Peter Clarke

