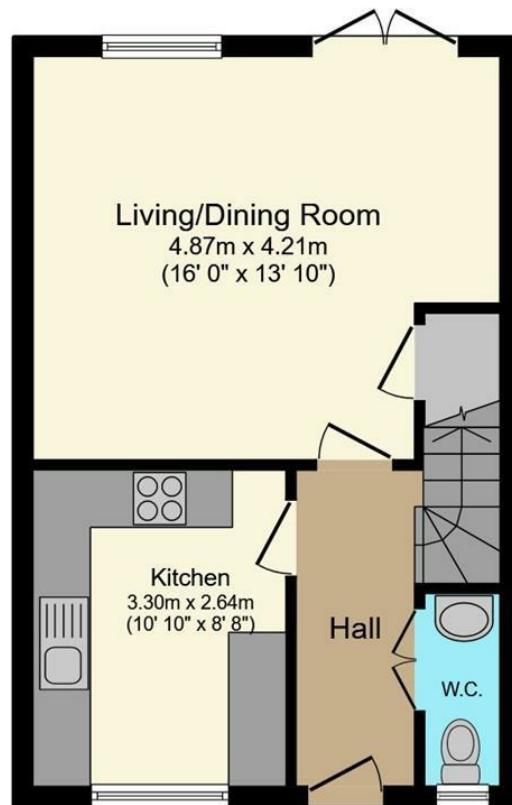


Peter Clarke



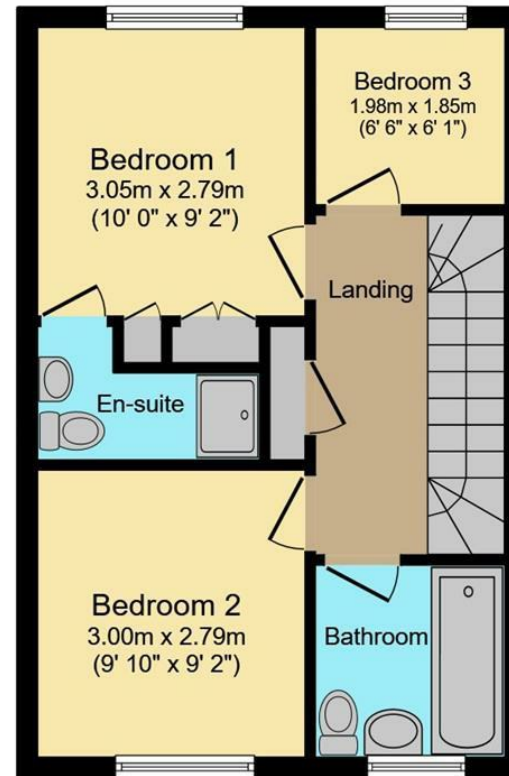
61 Hardwick Field Lane,, Warwick, Warwickshire,, CV34 6LN

61 Hardwick Field Lane, Warwick, CV34 6LN



Ground Floor

Floor area 37.1 m² (399 sq.ft.)



First Floor

Floor area 37.1 m² (400 sq.ft.)

TOTAL: 74.2 m² (799 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



- NO FORWARD CHAIN
- Three Bedroom Semi Detached Home
- Principal En-Suite & Family Bathroom
- Living/Dining Room
- Breakfast Kitchen
- Guest W.C
- Southerly Facing Rear Garden
- Private Parking for Up To Three Cars
- EPC Rating TBC



Offers Over £325,000

A well presented and spacious three bedroom semi-detached home ideally located within the popular Chase Meadow development close to excellent amenities and giving easy access to Warwick town centre, the A46 linking the main motorway networks and the fantastic local schools. Having internal accommodation comprising living/dining room with feature fireplace, fitted breakfast kitchen, principal bedroom with en-suite, two further bedrooms and a family bathroom. Outside the property offers well proportioned Southerly facing rear gardens and gated off road parking for 2-3 cars. NO FORWARD CHAIN

Entrance Hall

The spacious entrance hall opens up to the breakfast kitchen, living/dining room and guest W.C and has stairs rising to the first floor landing.

Guest W.C

Featuring a white suite with low level W.C and vanity unit mounted wash hand basin with a front facing double glazed and obscured window.

Breakfast Kitchen

The modern fitted kitchen comprises a range of wall and base mounted units with contrasting wood effect work surfaces over, with an inset stainless sink and drainer. In addition, space is provided for both washing machine and dishwasher and the kitchen also benefits from an integrated gas hob, double oven and over head extractor with additional space provided for an upright fridge freezer. The picture is completed with a breakfast bar enabling informal dining space and a front facing double glazed window.

Living/Dining Room

A spacious and versatile reception room with ample room for both living and dining furniture and offering a centrally mounted feature fireplace, useful understairs storage cupboard and having rear facing double glazed windows and French doors providing views and access to the lawned rear garden.

To The First Floor

Bedroom One

A well sized double room with triple fronted built in wardrobe and rear facing double glazed window. Having internal door leading into the ensuite shower room.

En-Suite Shower Room

Comprises a contemporary suite with low level W.C, pedestal wash hand basin and enclosed shower unit with electric shower and folding glass screen.

Bedroom Two

Another double room having a front facing double glazed window.

Bedroom Three

The third bedroom is currently being used as a home office, but would make an ideal nursery or single bedroom and has a rear facing double glazed window.

Family Bathroom

The modern family bathroom features a low level W.C, pedestal wash hand basin and paneled bath with shower over and a fixed glass screen, having an obscured window to the front elevation.

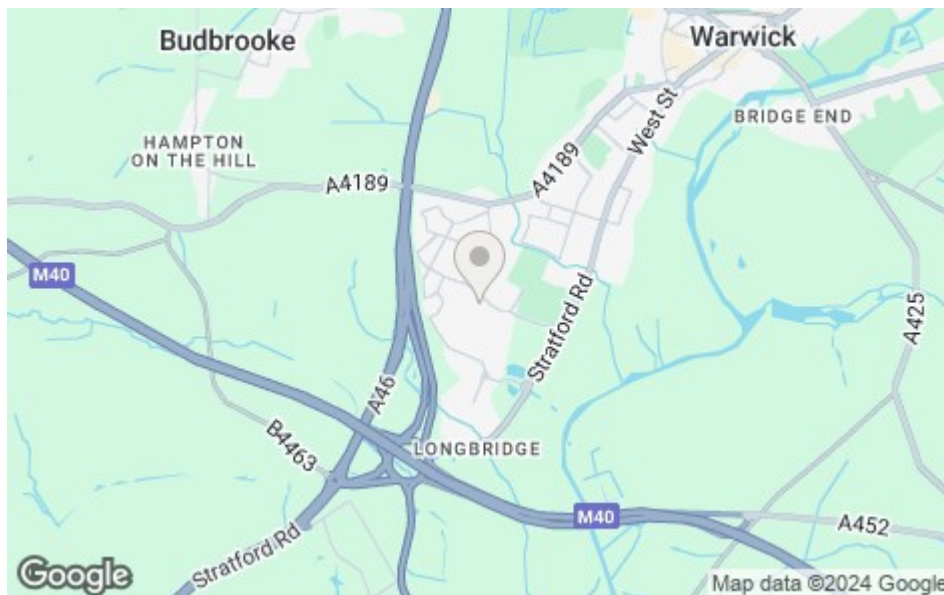
Outside

To The Front

To the front of the property is a well maintained and low maintenance foregarden with side access gate leading to the private parking area.







To The Side

Located to the side of the houses and having pedestrian access from the front garden and vehicular access to the rear is the private parking area enabling off road parking for up to three cars.

To The Rear

To the rear of the property is a southerly facing, lawned and fence enclosed rear garden, accessible directly from the home via the living room. with further gated access leading onto the private parking area.

General Information

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains water, gas, 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 D.

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

VIEWING: By Prior Appointment with the selling agent, Peter Clarke Leamington Spa.



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 of 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 | www.peterclarke.co.uk

Peter Clarke

