

ehB
RESIDENTIAL

Your Property - Our Business



17, Mollington Grove, Hatton Park, Warwick

Price Guide
£315,000



An attractive modern two-bedroom semi-detached house with a bay-fronted sitting room, re-fitted dining kitchen and large conservatory opening onto a southwest-facing sun deck. On the first floor, there are two good bedrooms with built-in wardrobes and an en-suite shower room to bedroom one. The driveway leads to a single garage. The property enjoys a quiet position, within this well-regarded development which occupies a parkland setting. Energy rating C.

Location

Hatton Park is a popular residential development being ideally sited some three miles from Warwick town centre. The development contains local facilities, including a local shop, village hall, and recreational facilities, and is a short distance from Warwick Parkway station, being on the main Chiltern line between Birmingham and London Marylebone. Easy access is also available to the A46, and the M40 motorway. Other major centres including Leamington Spa, Coventry, Solihull, Kenilworth, Stratford upon Avon, and Gaydon (for Jaguar Land Rover) are all within easy reach.

Approach

Through a sealed unit double glazed entrance door into:

Entrance Hall

Oak finish floor, radiator with decorative cover, stairs rising to First Floor Landing. Part glazed door to:

Living Room

15'9" x 10'9" (4.82m x 3.28m)
Projecting chimney breast with a focal point fireplace with an inset coal effect gas fire, marble inlay and



hearth, coving to ceiling, sealed unit double glazed bay window to front aspect with radiator below, under stairs storage, vertical radiator. Door to:

Dining Kitchen

An attractive range of matching base and eye level units, oak worktops with inset stainless steel sink unit with mixer tap and rinse bowl, and complementary tiled splashbacks. Built-in four-ring gas hob with an illuminated extractor unit over, electric oven and microwave with storage cupboards above and below. Space and plumbing for washing machine and

tumble dryer, integrated dishwasher and wine cooler, concealed Potterton gas-fired boiler. Tiled floor, downlighters, radiator, space for upright fridge freezer and double glazed double opening doors lead through to:

Conservatory

12'1" x 9'5" (3.70m x 2.89m)
Matching tiled floor, UPVC double-glazed windows, power and light and double-glazed French doors provide access to the rear garden and deck.

First Floor Landing

Access to majority boarded roof space, built-in Airing Cupboard. Doors to:

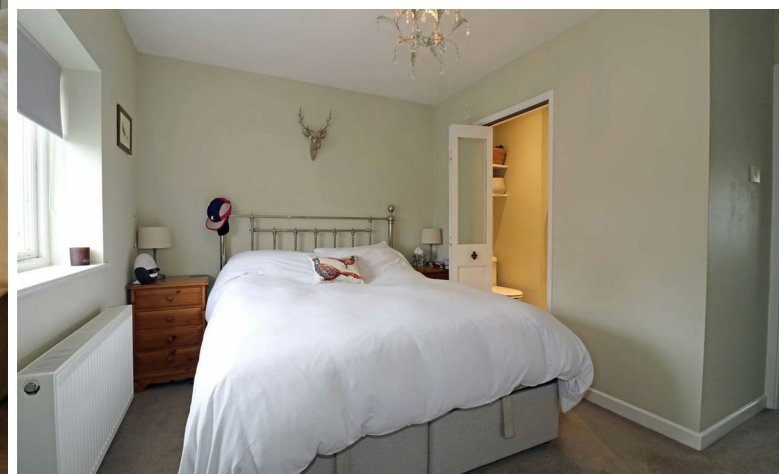
Bedroom One

10'11" x 8'7" (3.33m x 2.63m)
Radiator, built-in double door wardrobes, two sealed units double glazed window to front aspect. Door to:

En-Suite Shower

Comprising WC, pedestal wash hand basin, chrome heated towel rail, tiled shower enclosure with Triton shower system, downlighters, and shaver point.





Bedroom Two

10'2" x 7'7" (3.10m x 2.33m)

Single door wardrobe, radiator and a sealed unit double glazed window to the rear aspect.

Bathroom

White suite comprising bath with Mira shower system over, WC, pedestal wash hand basin. Shaver point, extractor fan, tiled splashbacks, wood effect floor, chrome heated towel rail, downlighters and a sealed unit double-glazed window to rear aspect.

Outside

The front garden is laid to lawn. Tarmac driveway for two cars leading to;

Garage

18'4" x 8'1" (5.61m x 2.48m)

Having an electric roller shutter door, sealed & painted garage (walls & floors) electric power and light, water tap. Service door to rear.

Rear Garden

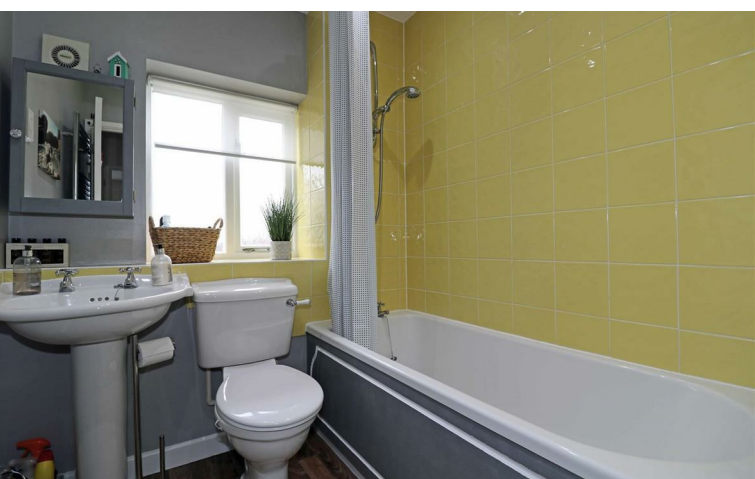
The rear garden enjoys a sunny south-westerly

aspect and is laid with a large sundeck and remainder to lawn, established shrubs, timber garden shed and enclosed by a high close boarded timber fence.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the 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 inquiries.





Tenure

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

Council Tax

The property is in Council Tax Band "C" - Warwick District Council

Postcode

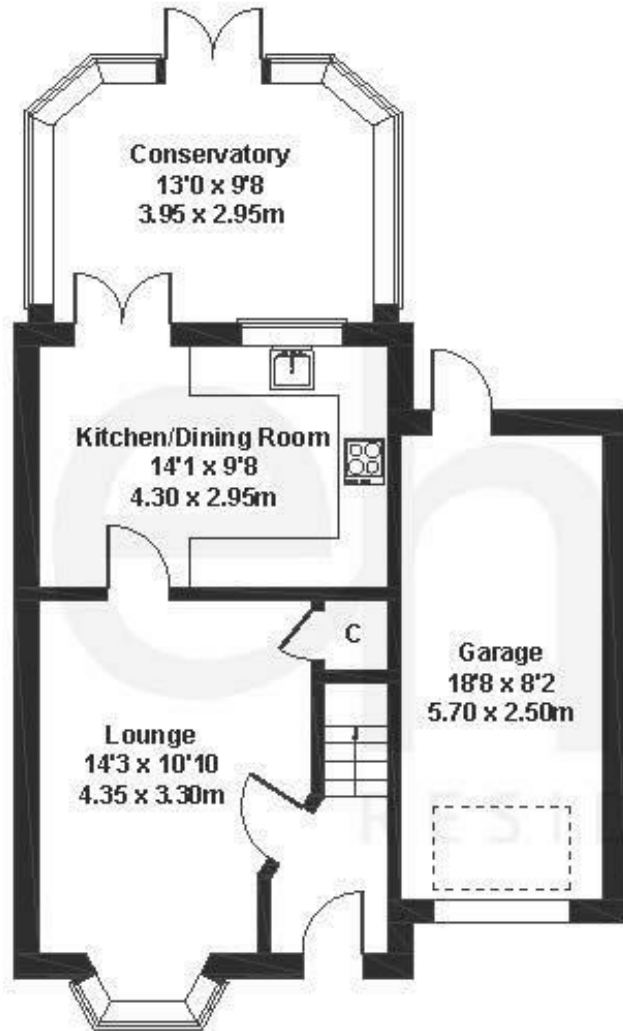
CV35 7TU



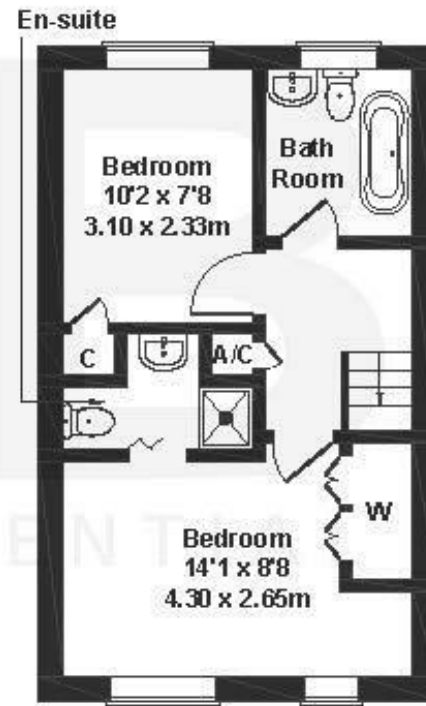
17 Mollington Grove Hatton Park, Warwick CV35 7TU

Your Property - Our Business

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



GROUND FLOOR



FIRST FLOOR

Approximate Gross Internal Area = 92 sq m / 990 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.

Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

☎ 01926 499540 🌐 ehbresidential.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		72	
(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: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN