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5, Vine Mews, Warwick

Price Guide
£269,500



This modern, well-appointed two-bedroom end mews house is in a quiet, yet convenient location, within walking distance of Warwick town centre, Warwick Hospital and the railway station. Hall with cloakroom off, fitted kitchen, living room, two bedrooms, bathroom, gas heating, double glazing, low maintenance rear garden and a driveway. Energy rating C.

Location

Number 5 Vine Mews, Vine Lane, Warwick forms part of a small successful development conveniently situated within walking distance of all amenities including Warwick Town centre, Warwick Hospital and nearby Warwick Railway Station.

Approach

Through a solid entrance door to:

Entrance Hall

Having radiator, carpeted flooring, staircase rising to First Floor Landing, opening to Kitchen. Doors to:

Cloakroom

White suite comprising low-level WC, wash hand basin with complementary tiled splashback and a double-glazed window to the front aspect.

Fitted Kitchen

6'3" x 10'0" (1.909m x 3.053m)

Range of white gloss fronted base and eye level units,

complementary worktops and upturns, inset sink unit with mixer tap and rinse bowl. Built-in Bosch electric oven, four-ring gas hob with extractor unit over. Space for upright fridge/freezer, integrated Hoover washing machine, wood effect floor, downlights and a double-glazed window to the front aspect.

Living Room

13'4" x 11'8" (4.067m x 3.579)

Having a radiator, useful built-in storage cupboard, double-glazed window and casement door leading to the rear garden.

First Floor Landing

Double glazed window to side aspect, access to the



fully boarded roof space with loft ladder and electric light. Doors to:

Bedroom One

10'0" x 13'2" (3.064m x 4.031m)

Having radiator, raised bulkhead, double glazed window to the front aspect and door to:

Bedroom Two

7'0" x 13'3" (2.143m x 4.047)

Radiator and a double-glazed window to the rear aspect.

Bathroom

5'6" x 6'7" (1.7m x 2.01)

Also having a door from the Landing. Comprising "P"

shaped bath with mixer tap and shower attachment and glazed shower screen. WC, pedestal wash hand basin, downlights, extractor fan, mosaic tile effect floor and a chrome heated towel rail.

Outside

To the front, there is a blocked paved driveway, useful outside tap and a gated side pedestrian access leads to the:

Garden

Which is designed for ease of maintenance, enclosed on all sides with a gated rear access.

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. NB, We have not tested the heating, domestic hot water system, kitchen appliances, or other services. While believing them to be in satisfactory working order we cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax

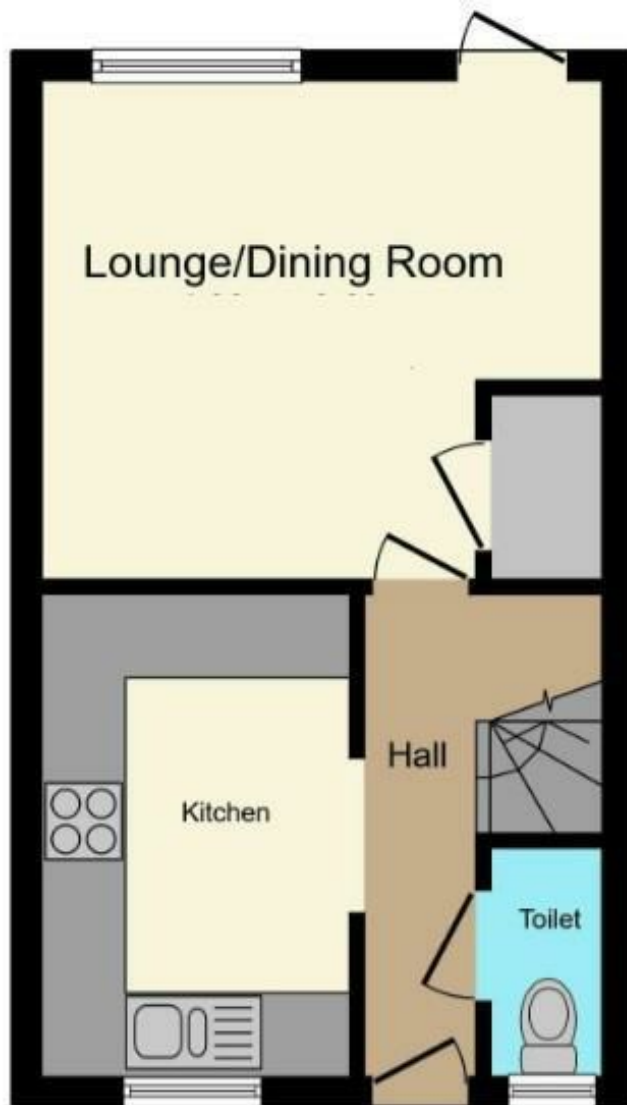
The property is in Council Tax Band "D" - Warwick District Council

Postcode

CV34 5BE

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Ground Floor



First Floor

Total floor area 56.8 m² (611 sq.ft.) approx.

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		77	
(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: Leamington Spa, Somerset House, Clarendon Place, Royal Leamington Spa CV32 5QN

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