

**ehB**  
RESIDENTIAL

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**16, Claypitts Boulevard, Chase Meadow, Warwick**



This modern, end-of-mews is located in the heart of this popular residential location. The accommodation affords: Entrance hall and cloakroom, good sized living room, attractive fitted kitchen, two double bedrooms, re-fitted bathroom, gas heating and double glazing, allocated parking space and an established rear garden with insulated gardens offices. Energy rating C.

#### Location

Chase Meadow is conveniently located close to Warwick town centre. There is a good selection of local amenities, which include a Doctor's Surgery, community centre, pharmacy, convenience store, two takeaways & a public house/eatery. Schooling for all ages is also within walking distance.

Warwick town centre has various shopping and recreational facilities, together with the world-famous Warwick Castle. There are a variety of state and private schools to suit all requirements, including Warwick

Preparatory and Boys School and The King's High School, all of which are within proximity. Commuting is easy, with regular trains from Warwick Station, Warwick Parkway & Leamington Spa to Birmingham & London Marylebone. The motorway network is easily accessible via junction 15 of the M40 giving access to Birmingham, the North, London and the South.

#### Approach

Through a double-glazed entrance door into:

#### Entrance Hall

Double-glazed window to the side aspect, staircase rising to the first-floor landing, wood-effect floor, and built-in storage cupboards. Doors to:

#### Cloakroom

Low flush WC, wash hand basin with storage cupboard below, matching floor and extractor fan.

#### Fitted Kitchen

11'6" x 7'7" (3.51m x 2.33m)

Attractive range of base and eye level units with wood effect worktops with a single drainer sink unit and tiled splashbacks. AEG cooker with induction hob and extractor fan over, space for American style fridge/freezer, integrated slim-line dishwasher, space and plumbing for washing machine. Matching floor, radiator, cupboard housing the Baxi gas-fired boiler and a double-glazed window to the front aspect.

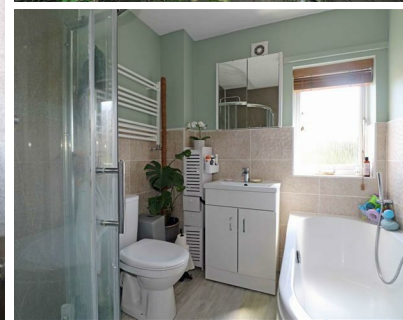
#### Living/Dining Room

15'11" max x 13'6" (4.87m max x 4.13m )

Matching floor, two radiators, double glazed window to side aspect, double glazed French doors with windows to either side provide access to the rear garden.

#### First Floor Landing

Radiator, access to roof space, built-in Airing Cupboard and double-glazed window to rear aspect. Doors to:



#### Bedroom One

15'10" x 9'0" widening to 11'10" (4.85m x 2.75m widening to 3.63m)  
Two radiators, and two double-glazed windows to the front aspect.

#### Bedroom Two

13'5" x 9'1" (4.10m x 2.78m)

Wood effect floor, radiator and a double-glazed window to the rear aspect.

#### Re-fitted Bathroom

White suite with chrome fittings comprising double-ended bath, side mixer tap and shower attachment. WC, vanity wash basin with storage below. Shower enclosure with shower system and curved glass shower doors. Extractor fan, tiled splashbacks, heated towel rail and a double-glazed window to the rear aspect.

#### Outside

There is an allocated parking space.

#### Rear Garden

Barked area, lawn, willow tree, silver birch, and maple. The garden includes a timber-constructed garden office, set on a concrete base with power, comprising two compact offices and an implement/store.

#### Insulated Garden Office

6'5" x 5'7" (1.97m x 1.71m)

With a sealed unit double double-glazed window and glazed door.

#### Insulated Garden Office

6'3" x 5'7" (1.92m x 1.71m)

Two sealed unit double-glazed windows and sealed unit double-glazed door.

#### Implement Store

Ideal for general storage.

#### 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 and whilst believing them to be in satisfactory working order cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

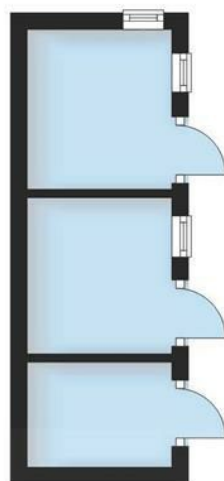
#### Council Tax Band

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

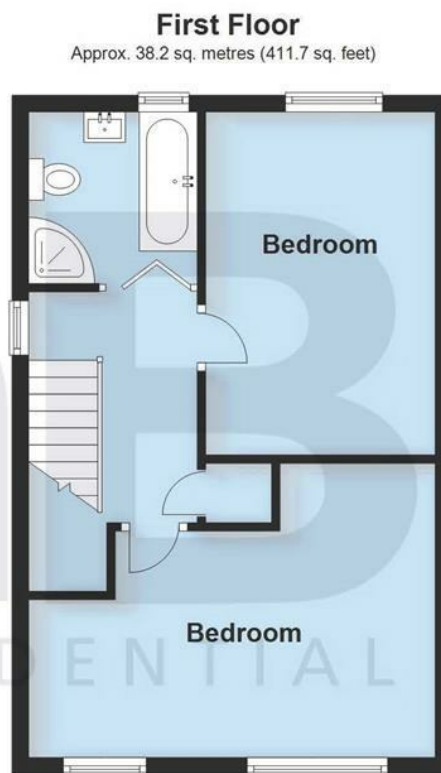
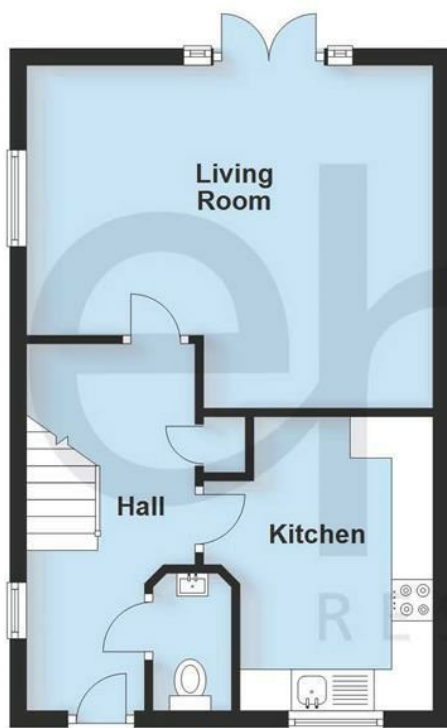
#### Postcode

CV34 6HQ

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



**Ground Floor**  
Approx. 47.5 sq. metres (511.1 sq. feet)



**First Floor**  
Approx. 38.2 sq. metres (411.7 sq. feet)

**Total area: approx. 85.7 sq. metres (922.8 sq. feet)**  
This plan is for illustration purposes only and should not be relied upon as a statement of fact

Warwick Office  
17-19 Jury St,  
Warwick  
CV34 4EL

01926 499540 [ehbresidential.com](http://ehbresidential.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	88
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Also at: Leamington Spa, Somerset House,  
Clarendon Place, Royal Leamington Spa CV32 5QN