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RESIDENTIAL

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5, Tredington Park, Hatton Park, Warwick

Price Guide £305,000



A very well presented, redecorated and part refurbished two-bedroom mid-mews house situated on the ever popular Hatton Park development, having the benefit of two parking spaces, gas heating and double glazing throughout. The property has recently fitted engineered Oak flooring throughout the ground floor, new carpeting to the stairs and first floor, and new sockets, light switches, door and window fittings. The property has no upward chain. Energy rating C.

Location

Hatton Park is a popular and convenient residential location, approximately 3 miles from Warwick Town Centre. The development contains some local amenities, including a shop and recreational facilities and is a short distance from Warwick Parkway railway station. The location is also convenient for access to the motorway network.

Entrance Hall

Entrance door, having new door furniture, opens to the entrance hall having engineered oak flooring,

stairs to the first floor and understairs storage cupboard off, radiator and doors to:-

Fitted Kitchen

11'2" x 6'7" (3.41m x 2.02m)

Having matching engineered Oak flooring and a range of painted base and wall cupboards with recently fitted worksurfaces and tiled splashbacks. There is an inset single drainer sink unit with mixer tap, recently fitted integrated electric oven with four ring gas hob, extractor fan above, space and plumbing for washing machine and space for





fridge/freezer, gas-fired Glow Worm heating boiler, high-level display shelf, radiator and double glazed windows to the front aspect with shutters.

Sitting Room

13'10" x 12'11" (4.22m x 3.95m)

Having engineered Oak flooring, two radiators, renovated fireplace with marble hearth and wood and tiled surround, double glazed window and double glazed patio door to the:-

Conservatory

12'5" x 8'2" (3.8m x 2.5m)

UPVC double-glazed conservatory has fitted blinds to all sides, engineered oak flooring, and a double-glazed door to the rear garden.

FIRST FLOOR

Stairs from the entrance hall lead to the first-floor landing, and doors to :

Bedroom One

11'1" x 8'11" (3.38m x 2.73m)

Having a range of fitted wardrobes to one wall, with hanging space and shelving, radiator, and twin double-glazed windows to the rear aspect with shutters, affording far-reaching views.

Bedroom Two

12'11" into alcove, narrowing to 9'6" x 7'9" (3.95 into alcove, narrowing to 2.91m x 2.37m)

Having a useful storage cupboard with hanging rail,





radiator, and twin double-glazed windows with shutters to the front aspect, affording attractive views overlooking the square.

Bathroom

The fully tiled bathroom has a white suite comprising a panel bath with mixer tap, wash hand basin, with mirror fronted cabinet above, low-level WC, heated towel rail, corner shower with curved glazed shower screen, and fitted shower unit, recessed spotlights to ceiling, and tiled floor.

OUTSIDE

The property is accessed via a pathway through the tidy front garden, which has a lawn, hedges, and wrought iron railings with a gate at the front. It offers views of the original Victorian buildings and the square. There is a driveway for one car and an additional allocated parking space opposite. At the rear, there is a patio, a lawn with flower and shrub borders, fencing on three sides, a gate providing access to a rear pathway, and a wooden garden shed.

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 any warranties in this respect. Interested parties are invited to make their own enquiries.





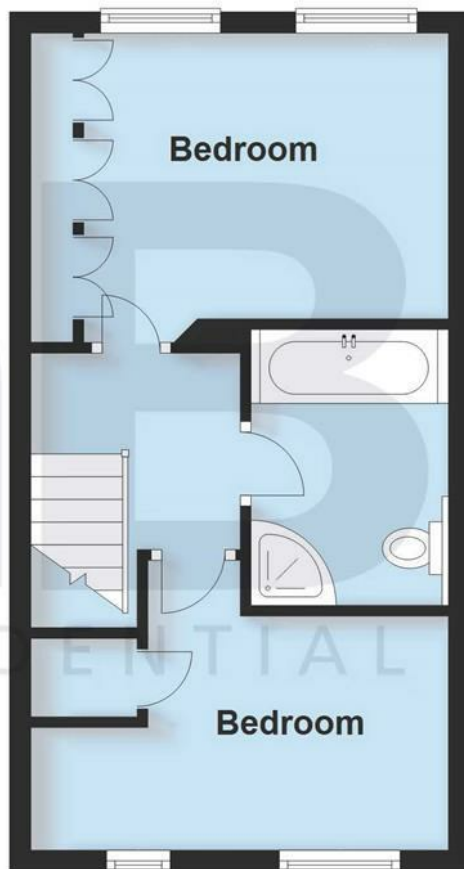
Council Tax
Council Tax Band C : Warwick Council



Ground Floor
Approx. 39.3 sq. metres (423.1 sq. feet)



First Floor
Approx. 30.5 sq. metres (328.7 sq. feet)



Total area: approx. 69.8 sq. metres (751.8 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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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			90
(81-91) B		75	
(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,
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