





This improved three-bedroom semi-detached house is located in a popular residential area. The accommodation includes an entrance hall with a cloakroom, a living room, a re-fitted dining kitchen, a recently updated en-suite shower, and a main bathroom. The property features a driveway on the side and a garage, along with a good-sized rear garden. The energy rating is 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 and 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 close. Commuting is easy, with regular trains from Warwick Station, Warwick Parkway & Leamington Spa to Birmingham & London Marylebone. The motorway network is easily accessible via ju

Approach

Through a replacement double glazed entrance door into:

Reception Hall

Wood effect floor, radiator, staircase rising to First Floor. Doors to:

Cloakroom

White suite comprising WC, pedestal wash hand basin, radiator, matching floor and a double-glazed window.

Living Room

14'0" x 12'0" (4.27m x 3.68m)

Radiator, double-glazed windows to the front and side aspect. Door to:

Dining Kitchen

Modern range of matching gloss fronted base and eye level units, complementary worktops and single drainer sink unit with mixer tap and rinse bowl. Concealed gas-fired boiler, built-in electric oven and ceramic hob with extractor unit over. Integrated dishwasher, space and plumbing for washing machine, space for upright fridge/freezer. Wood effect floor, radiator, double glazed window to rear aspect, under stairs Storage Cupboard. Double-glazed French doors provide access to the rear garden.

First Floor Landing

Access to a part-boarded roof space with a loft ladder. Built-in Airing Cupboard housing the hot water cylinder with slatted shelf over. Doors to:



Bedroom One

9'8" x 9'6" (2.96m x 2.90m)

Radiator, built-in sliding door wardrobes and a double-glazed window to the front aspect. Door to:

En-Suite Shower

Modern white suite comprising WC, pedestal wash hand basin. Tiled shower enclosure with Hansgrohe shower system and curved glass shower doors. Shaver point, chrome heated towel rail, extractor fan, double glazed window.

Bedroom Two

9'0" x 7'6" (2.75m x 2.30m)

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

Bedroom Three

8'10" x 6'1" (2.71m x 1.86m)

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

Modern Bathroom

A modern white suite comprises a bath with a mixer tap and shower system, a glazed shower screen, WC, pedestal wash hand basin, chrome heated towel rail, extractor fan, and a double-glazed window.

Outside

There is a well-established front garden with a pathway leading to the entrance. A driveway at the side offers ample off-road parking and provides access to the:

Rear Garden

Paved patio area with a raised planter. The remainder of the gardens are laid to lawn and are enclosed on all sides with a gated side pedestrian access.

Garage

Having an up & over door, power and light and service door to the rear garden.

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 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.

Council Tax

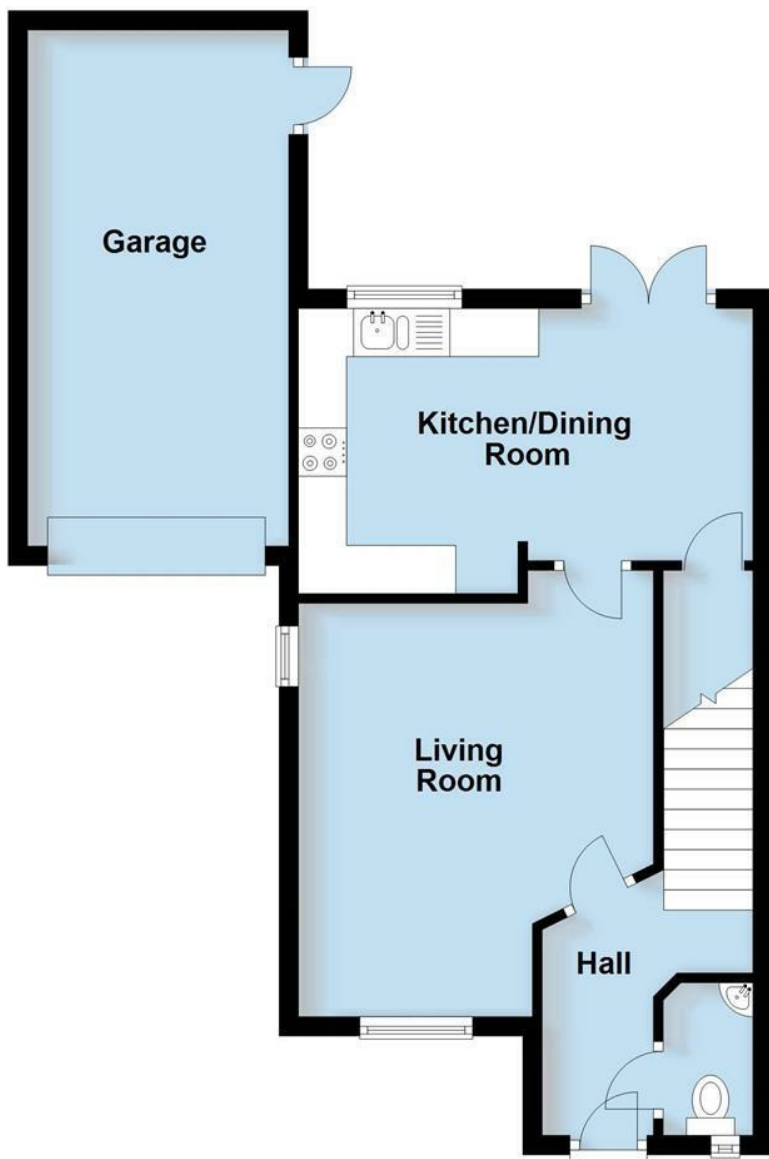
The property is in Council Tax band "D" - Warwick District Council

Postcode

CV34 6HZ

Ground Floor

Approx. 52.2 sq. metres (562.1 sq. feet)

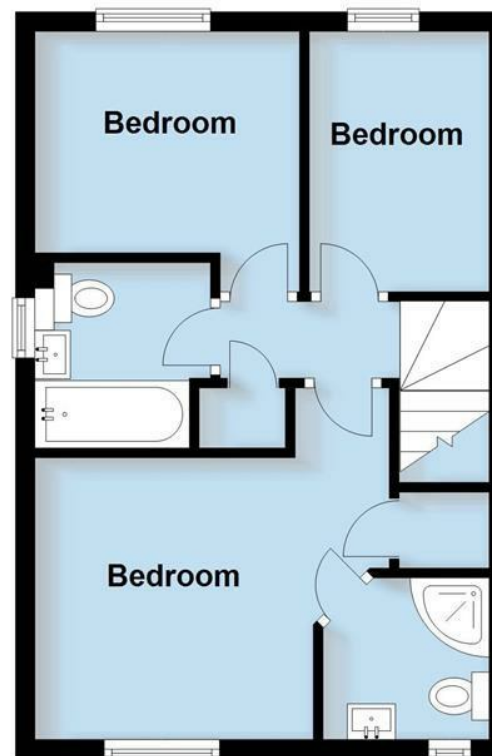


Total area: approx. 86.9 sq. metres (935.7 sq. feet)

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

First Floor

Approx. 34.7 sq. metres (373.6 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		73
(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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