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RESIDENTIAL

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63, Mallory Drive, Warwick

£1,200 Per Month



This delightful semi-detached house offers a perfect blend of modern living and historical charm.

Situated just a stone's throw away from the historic town centre of Warwick, you can explore a variety of shops, cafes, and cultural attractions. Additionally, the renowned Warwick Racecourse is conveniently adjacent to the development.

The property offers a welcoming reception

room a modern kitchen which is equipped with contemporary fittings, modern bathroom and two double bedrooms.

Externally there is an enclosed rear garden and driveway parking for one car.

Hall

Front door with double glazed fan light. Radiator. Telephone point. Smoke detector. Staircase to first floor. Archway to;

Kitchen

9'3" x 6'9" (2.82 x 2.06)

Newly fitted with a modern range of shaker style units. Built in oven, gas hob and chimney cooker hood over. Plumbing for washing machine and space for upright fridge freezer. Wall mounted Baxi gas central heating boiler. Double glazed window to front.

Sitting / Dining Room

14'9" x 13'1" max (4.5 x 4 max)

Radiator. Tv aerial point. Central heating



thermostat. Understairs cloaks/storage cupboard. Double glazed window and door to rear garden.

First Floor Landing

Smoke detector. Airing cupboard housing the factory lagged hot water cylinder fitted with an electric immersion heater.

Bedroom One

13'1" x 12'0" (4 x 3.67)

Radiator. TV aerial point. Double glazed window to front.

Bedroom Two

12'1" x 6'9" (3.68 x 2.07)

Radiator. Double glazed window to rear.

Bathroom

White suite. Bath with Triton shower over, folding screen and walls tiled around the splash areas. Pedestal wash hand basin. Close coupled W.C. Extractor fan. Ladder heated towel rail.

Outside

Driveway parking to the front. Further visitor

parking space shared with neighbouring property.

Garden

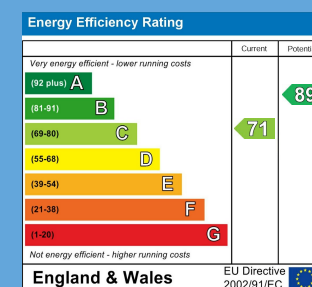
Enclosed garden to rear with patio and steps to further area on a higher level. Gate providing side access.

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