







This modern, well-appointed three-bedroom end-of-mews house is situated in a preferred part of this popular residential area. The accommodation briefly comprises: entrance hall and cloakroom, spacious living room, breakfast kitchen, en-suite to the master bedroom, main bathroom, gas heating, double glazing, established front and rear gardens, garage and parking to the rear, with no upward chain. Energy rating C.

#### Location

Chase Meadow is ideally located close to Warwick

town centre. The area provides a variety of local amenities, including a doctor's surgery, community centre, pharmacy, convenience store, two takeaways, and a pub and restaurant. Schools for all age groups are also within walking distance.

Warwick town centre features a wide range of shopping and leisure facilities, as well as the famous Warwick Castle. Several state and private schools serve different needs, such as Warwick Preparatory, Boys' School, and The King's High School, all nearby. Commuting is straightforward, with regular

trains from Warwick Station, Warwick Parkway, and Leamington Spa to Birmingham and London Marylebone. The motorway network is easily accessible via junction 15 of the M40, offering links to Birmingham, the North, London, and the South.

#### Approach

Through a double-glazed entrance door into:

#### Reception Hall

Wood finish floor with coir mat, radiator, staircase rising to First Floor Landing, and wall-mounted thermostat control panel. Doors to:







#### Cloakroom

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

#### Living Room

15'6" x 14'9" (4.74m x 4.50m)

Stone effect fireplace and surround with inset flicker flame remote control electric fire, matching wood effect flooring, two radiators, under-stairs storage cupboard. Double-glazed window to rear aspect and double-glazed French doors provide access to the rear garden.

#### Breakfast Kitchen

11'1" x 8'10" (3.38m x 2.70m)

Range of matching base and eye-level units, complementary worktops, and tiled splashbacks with inset single drainer sink unit. Built-in electric oven and ceramic hob, integrated Neff dishwasher, fridge/freezer, and washing machine. Matching wood-effect flooring, concealed gas-fired boiler, radiator, downlights, and a double-glazed window to the front aspect.

#### First Floor Landing

Access to roof space, built-in Airing Cupboard, double glazed window to side aspect. Doors to:

#### Bedroom One

11'1" x 9'1" (3.40m x 2.79m)

Built-in double door wardrobes, radiator, double-glazed window to the front aspect. Door to:

#### En-Suite Shower

Modern white suite including WC with an enclosed push-button cistern, vanity wash basin with waterfall tap, and white gloss fitted cupboards below. Chrome heated towel rail, fully tiled wall and floor, and a deep tiled shower enclosure with a chrome shower system.





#### Bedroom Two

10'3" x 8'2" (3.13m x 2.51m)

A radiator and a double-glazed window to the rear aspect.

#### Bedroom Three

7'3" x 7'1" (2.23m x 2.18m)

A radiator and a double-glazed window to the rear aspect.

#### Bathroom

White suite comprising bath with Mira shower system over, folding shower screen, pedestal wash hand

basin, WC. Radiator, wood-effect floor, extractor fan, double-glazed window to front aspect.

#### Outside

To the front, there is an established front garden, screened by mature edging with a pathway leading to the entrance door.

#### Private Rear Garden

External lighting, tap, paved patio area, lawned section, mature stocked borders and hedging with climbing plants, specimen shrubs and trees. Gated pedestrian access on the side.

#### Garage

17'4" x 8'2" (5.30m x 2.51m)

It is located at the rear, with an up-and-over door, power and light, and a service door to the garden. There is also parking in front of the garage.

#### Tenure

The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

#### Services

All main 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 and 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 6NS





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	
(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		
England & Wales		EU Directive 2002/91/EC

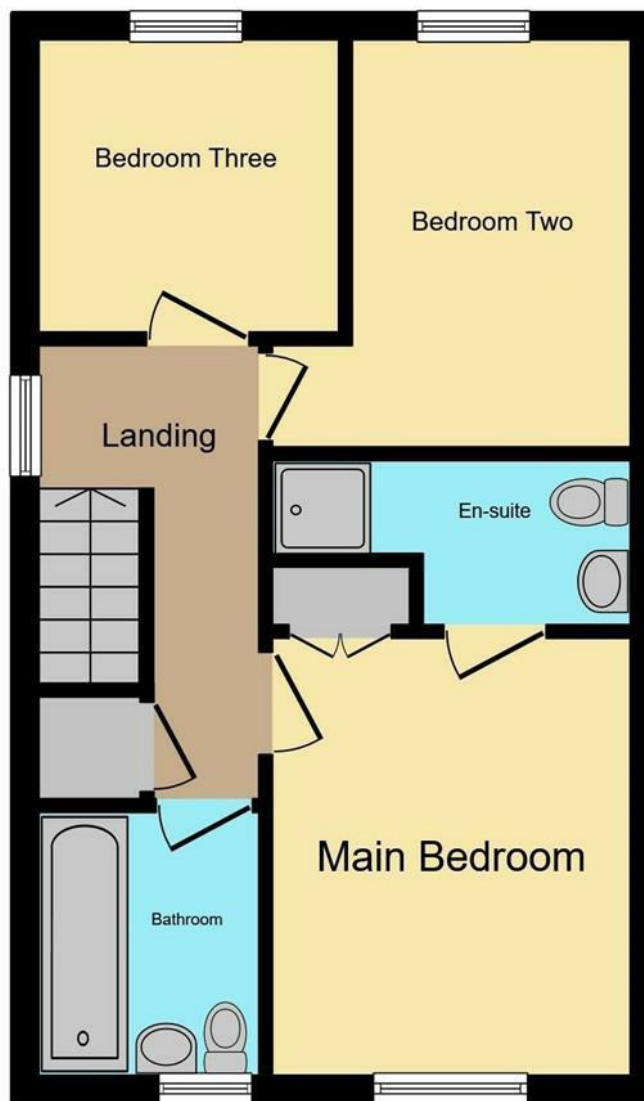
Also at: Leamington Spa, Somerset House,  
Clarendon Place, Royal Leamington Spa CV32 5QN



**Ground Floor**

Total floor area 73.1 sq.m. (787 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale.



**First Floor**

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