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8, Swan Meadow, Chase Meadow, Warwick

Price Guide
£289,950



This modern end-of-mews house is situated in the highly sought-after area of Chase Meadow, which offers good access to local shops and amenities, as well as excellent commuter links to the M40 motorway and regional railway stations. The property comprises: Entrance hall, cloakroom, kitchen/diner, lounge, two double bedrooms, bathroom, enclosed rear garden with gated side access. Benefits include gas heating, double glazing and allocated parking. Energy rating C

Location

Chase Meadow is conveniently located close to Warwick town centre. There is a good selection of local amenities, including 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 offers various shopping and leisure facilities, as well as the world-famous Warwick Castle. There are a range of state and private schools to meet all needs, including Warwick Preparatory and 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 junctions.

Entrance Hall

Entered via a double-glazed entrance door. Radiator, wall-mounted thermostat control point and doors to:

Cloakroom

W.C., pedestal wash hand basin with tiled splashback, radiator and a double-glazed window.

Dining Kitchen

13'1" x 8'8" widening to 12'6" (3.99 x 2.63 widening to 3.81) Having a range of wood-fronted base and eye-level units, an inset single drainer sink unit with mixer tap and rinse bowl, complementary worktops and splashbacks, a built-in electric oven and four-ring gas hob with an extractor fan above, plumbing for domestic appliances, space for an upright fridge freezer, a radiator, tiled floor, a concealed wall-mounted gas-fired boiler and a double-glazed window to the front aspect.



Lounge

12'7" x 12'6" (3.84 x 3.80)

Radiator, stairs to the first floor and double-glazed French doors allow access to the rear garden.

First Floor Landing

Access to the roof space and doors to:

Bedroom One (Rear)

12'7" x 8'7" (3.84 x 2.61)

Radiator, built-in bulkhead storage cupboard and a double-glazed window to the rear.

Bedroom Two (Front)

12'7" x 7'11" (3.83 x 2.41)

A radiator and a double-glazed window to the front aspect

Bathroom

White suite comprising bath with a Hydramax shower system over, W.C., pedestal wash hand basin, complimentary tiled splashbacks, radiator, shaver point, extractor fan, useful storage cupboard, and a double-glazed window to the side aspect.

Rear Garden

Having a paved patio area and lawned gardens, enclosed on all sides by timber fencing, with a gated rear pedestrian access.

Outside

There is a driveway located at the rear of the property providing off-road parking for at least two vehicles.

Tenure

Understood to be freehold, although we have not inspected the relevant documentation to verify 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 we believe them to be in satisfactory working order, we cannot give warranties in this respect. Interested parties are invited to make their own enquiries.

Council Tax Band

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

Postcode

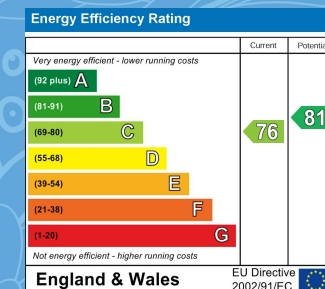
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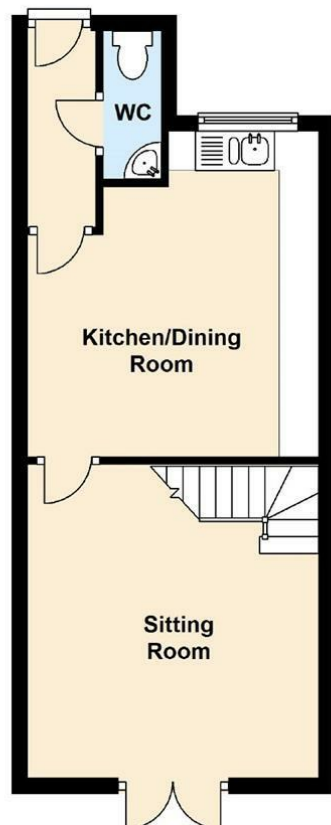
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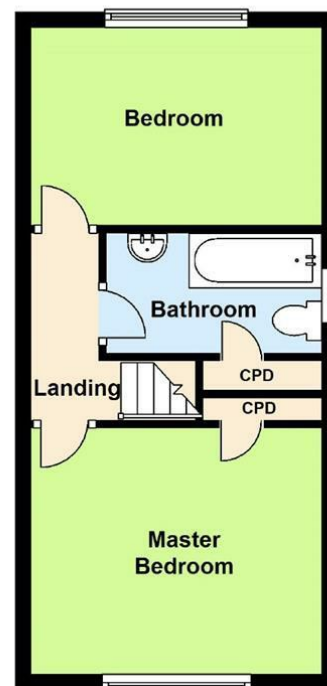


Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN

Ground Floor
Approx. 33.0 sq. metres (355.2 sq. feet)



First Floor
Approx. 30.2 sq. metres (325.4 sq. feet)



Total area: approx. 63.2 sq. metres (680.6 sq. feet)

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