



ehB
RESIDENTIAL

Your Property - Our Business

11, Caliban Mews, Warwick Gates, Warwick

Offers Over
£360,000



An immaculately presented mews townhouse, positioned on the popular Warwick Gates development. Benefiting from a no-through road location. The accommodation in brief affords: entrance hall and cloakroom, living room, conservatory, fitted kitchen, two double first-floor bedrooms, main bathroom and a first-floor master bedroom with a walk-in wardrobe and a further shower room on the landing. There is parking to the front of the property and a single garage en bloc with additional parking in front. Energy rating C.

Location

Warwick Gates offers a range of convenient amenities for daily needs, including several shops, the Nuffield Health Club, and a modern primary school. It is easily accessible to facilities in both Leamington Spa and Warwick, as well as excellent local road links, including those to neighbouring centres and the Midland motorway network, notably the M40.

Approach

Through a double-glazed entrance door into:



Reception Hall

Wood effect floor, radiator, coving to ceiling, staircase rising to First Floor Landing. Built-in Cloaks/Storage Cupboard. Doors to:

Cloakroom

WC, wash-hand basin with storage cupboard below, radiator, wood-effect floor and a double-glazed window.



Living Room

15'1" x 9'4" (4.62m x 2.86m)

Focal point fireplace with gas, coal-effect fire, marble inlay and hearth. Radiator, coving to ceiling, under-stairs storage cupboard and a wide opening to:

Conservatory

11'1" x 10'2" (3.39m x 3.10m)

A polished tiled floor with underfloor heating, a double-glazed window, and double-glazed French doors provide views and access to the garden.

Fitted Kitchen

11'11" x 6'5" (3.64m x 1.96m)

Range of matching base and eye level units, complementary worktops with an inset single drainer sink unit and mixer tap. Built-in Bosch electric oven and a Whirlpool four-ring gas hob with extractor unit over. Space and plumbing for a washing machine and dishwasher, space for a fridge. Radiator, wood-effect floor, concealed gas-fired boiler and a double-glazed window to the front aspect.



First Floor Landing

Radiator and doors to:

Bedroom Two

12'9" x 10'2" (3.89m x 3.11m)

Built-in twin double door wardrobes, radiator and dual double-glazed windows to the front aspect.

Bedroom Three

12'10" x 10'6" (3.93m x 3.21m)

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



Bathroom

White suite comprising bath with mixer tap and shower attachment, WC, wash hand basin with storage cupboard below, shaver point, extractor fan and radiator.

Second Floor Landing

Ceiling light point and doors to:

Bedroom One

14'1" x 13'8" max (4.31m x 4.19m max)
Access to roof space; part-angled ceiling

incorporating a double-glazed Dormer window to the front aspect; radiator; and additional radiator. A door reveals a walk-in wardrobe with ample hanging rail and storage space, radiator, ceiling light point, and an Airing Cupboard with a hot water tank.

Shower Room

Suite comprising WC, wash hand basin with storage cupboards below and display shelving, radiator. Tiled shower cubicle with a shower system. Shaver Point, angled ceiling incorporating a double-glazed rooflight.

Outside

To the front of the house, there is parking for one car, with an outside tap and an untethered EV point.

Rear Garden

Which enjoys a southerly aspect. It is a good size, with a paved patio area to the rear. The garden is fully enclosed on all sides, with an external power supply and an outside tap. There is also a gated rear pedestrian access.



Single Garage

Situated close by, being en-block with an up-and-over door and additional parking to the front.

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

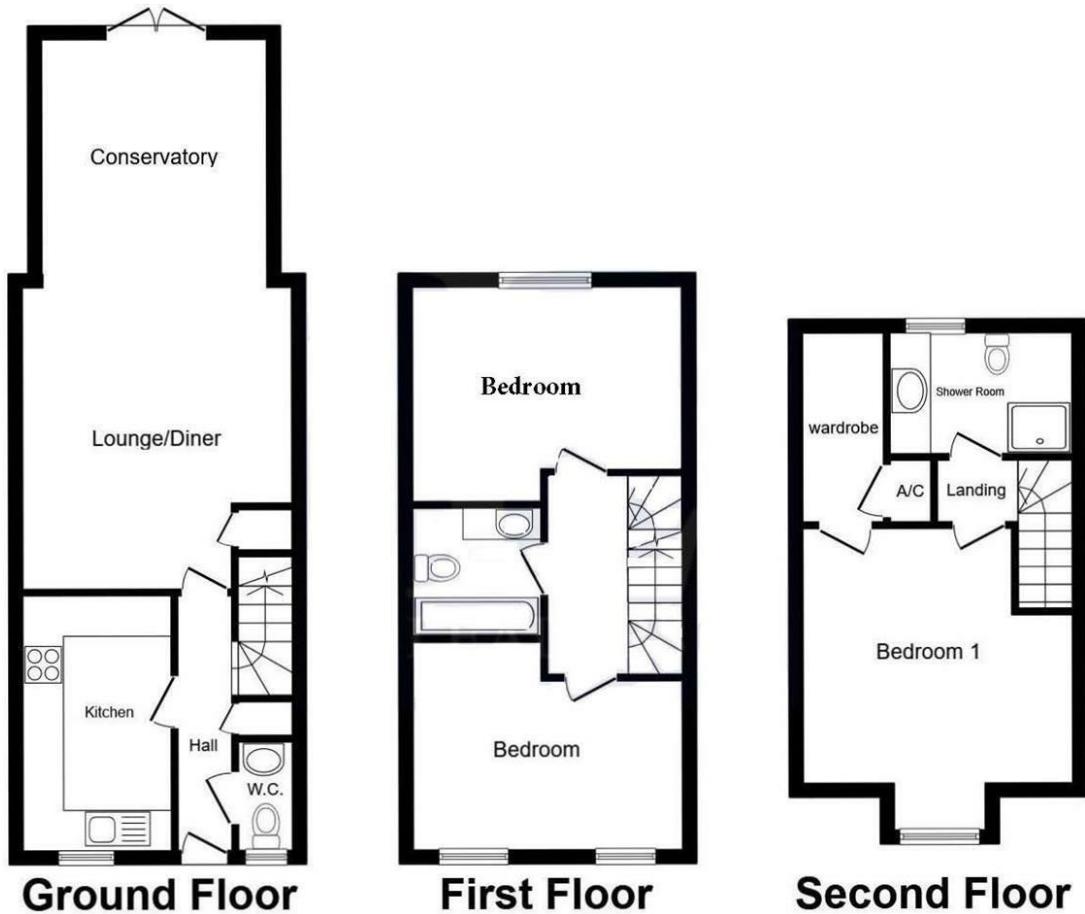
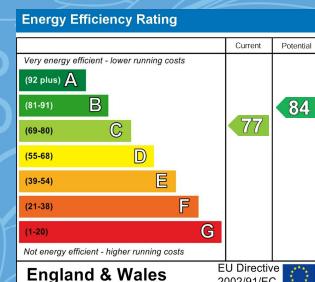
water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order and cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax

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

Postcode

CV34 6FS


 01926 499540 ehbresidential.com

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

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.