



Peter Clarke

IN ASSOCIATION WITH

Winkworth

27 Goggbridge Lane, Chase Meadow, Warwick, Warwickshire, CV34 6JE

- For Sale with **NO ONWARD CHAIN**
- Popular area - Chase Meadow
- Semi-detached
- Neatly presented accommodation
- Two bedrooms
- Fitted Kitchen/Diner
- Bright Living Room
- Partially converted Garage
- Generous sized garden



Guide Price £290,000

*** For Sale with no onward chain***

An attractive and well proportioned, two bedroom semi-detached property set in the popular and sought after Chase Meadow, Warwick.

The property is well presented throughout, comprising a living room, guest cloakroom, fitted kitchen/Diner, two bedrooms, family bathroom, generous rear garden, garage which has been partially converted and driveway parking.

HALLWAY

LOUNGE

With laminate flooring window to front, stairs rising to the first floor and door leading through to the Kitchen/Diner.

KITCHEN/DINER

A fitted kitchen with a range of wall and base units, a stainless steel single drainer sink unit, space for washing machine, built in oven with hob and space for fridge freezer. Door leading to the rear garden.

GUEST CLOAKROOM

Having a low level WC and wash hand basin.

BEDROOM

With windows to rear and a range of built in wardrobes.

BEDROOM

With windows overlooking the front of the property.

BATHROOM

Having a white suite with bath, low level WC and wash hand basin.

GENERAL INFORMATION

TENURE: We are informed the property is Freehold although we have not seen evidence. Purchasers should check this before proceeding.

Management charge of communal areas £12.51 PCM - £151.12 PA

SERVICES: We have been advised by the vendor there is mains electricity, gas and water connected to the property. However, this must be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

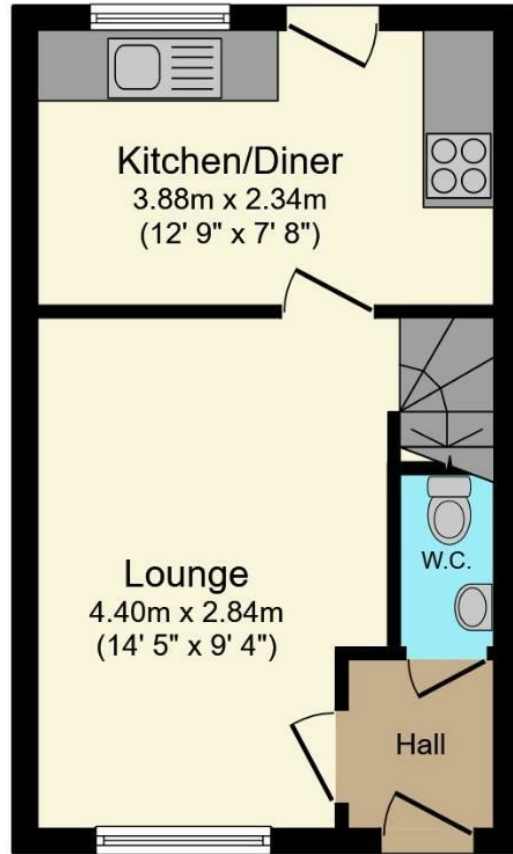
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C A full copy of the EPC is available at the office if required.

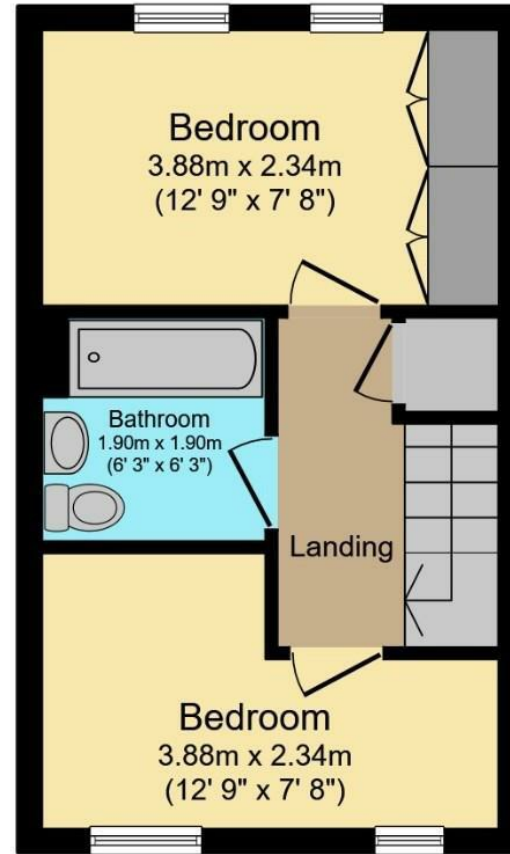
VIEWING: By Prior Appointment with the Selling Agents.



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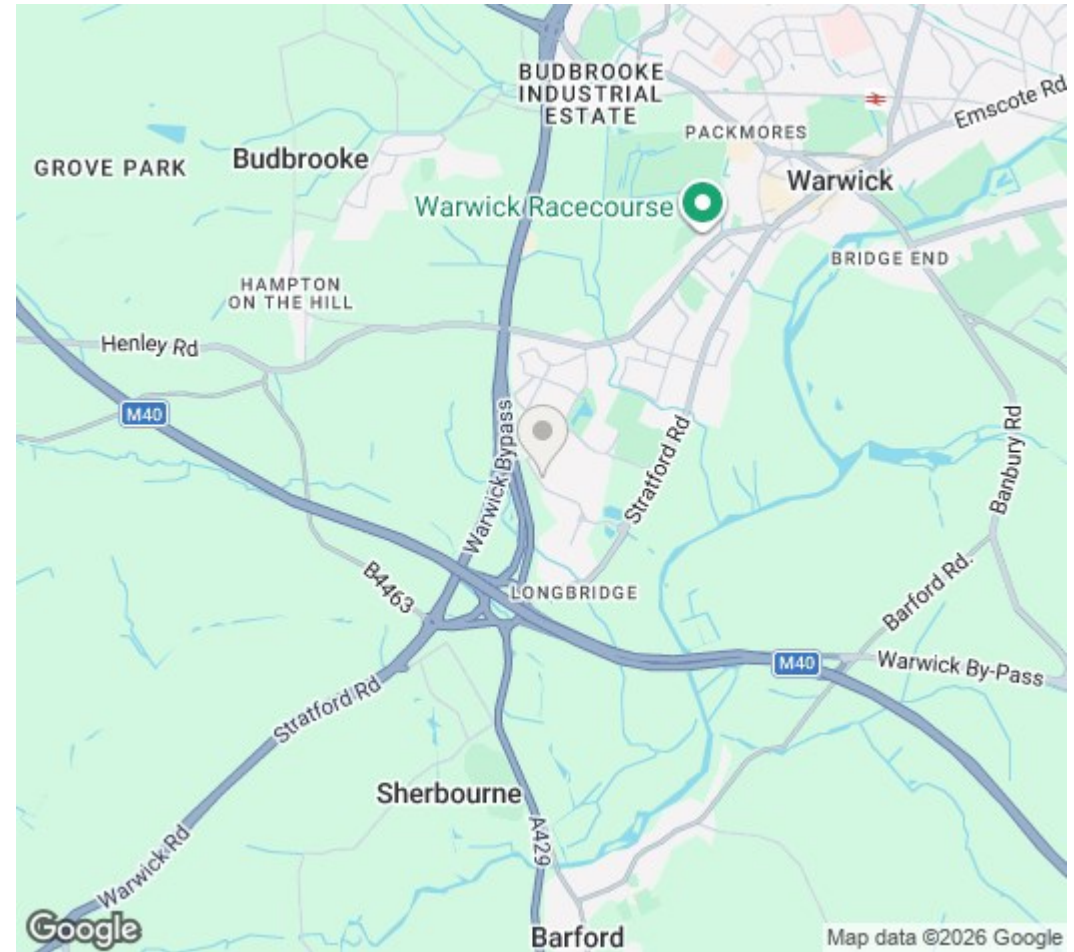
Ground Floor
Floor area 26.3 sq.m. (283 sq.ft.)



First Floor
Floor area 26.3 sq.m. (283 sq.ft.)

Total floor area: 52.6 sq.m. (566 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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