



11 Priors Grove Close

Warwick **CV34 6LY**

Guide Price £320,000

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A beautifully presented and well appointed modern three bedroom semi-detached house, situated in a pleasant cul-de-sac setting in the heart of this popular development. The accommodation is arranged as follows: Entrance hall, cloakroom, living room, breakfast kitchen, three bedrooms with the master bedroom having an en suite, principal bathroom, gas heating, double glazing, parking and rear garden enjoying a southerly aspect.

This property would be ideal for a first time buyer or someone looking to down size.

LOCATION

Chase Meadow is conveniently located close to Warwick town centre and has a good selection of local amenities which includes a doctors surgery, pharmacy, community centre, children's nursery, Tesco Express, deli / coffee shop, two take-aways and a public house / eatery. Commuting is easy with ready access to the M40 and convenient train links to London and Birmingham.

RECEPTION HALL

Wood effect floor, gas central heating radiator, wall mounted Honeywell thermostat control panel, staircase rising to the first floor.

CLOAKROOM

2.09m x 0.98m (6'10" x 3'2")
Having a white suite comprising WC, pedestal wash hand basin with tiled splashbacks, gas central heating radiator and a double glazed window to the front aspect.

BREAKFAST KITCHEN

3.27m x 2.64m (10'8" x 8'7")
Range of matching gloss fronted base and eye level units. Built-in AEG electric oven and four ring gas hob with stainless steel splashbacks and extractor unit over. Complementary

worktops and upturns with inset single drainer sink unit with mixer tap. Space and plumbing for a washing machine, dishwasher and a fridge / freezer. Also benefiting from a concealed gas fired boiler, radiator and a double glazed window to the front elevation.

LOUNGE

4.87m x 4.22m (15'11" x 13'10")
A light and airy room which has two radiators, TV aerial point, double glazed window to rear elevation, useful understairs storage cupboard and double glazed French doors which lead out to the rear garden.

FIRST FLOOR

Double glazed window to side aspect, access to the loft and having a built-in linen/storage cupboard.

BEDROOM ONE

3.02m x 2.80m (9'10" x 9'2")
Having a gas central heating radiator, built-in mirror fronted sliding door wardrobes, a double glazed window to the rear elevation and having space for bedroom furniture.

EN SUITE

2.05m x 1.36m (6'8" x 4'5")
Complementary tiled shower enclosure

with shower system, pedestal wash hand basin, WC and a gas central heating radiator.

BEDROOM TWO

3.04m x 2.81m (9'11" x 9'2")
Having a gas central heating radiator, double glazed window to front elevation and space for bedroom furniture.

BEDROOM THREE

2.03m x 2.01m (6'7" x 6'7")
Having a gas central heating radiator, ceiling light point and a double glazed window to rear elevation.

FAMILY BATHROOM

2.10m x 2.00m (6'10" x 6'6")
White suite comprising panelled bath, pedestal wash hand basin, WC, complementary tiled splashbacks, gas central heating radiator, extractor fan, and a frosted double glazed window to front elevation.

LOFT

The vendor has informed us that the loft is part boarded and has a pull down loft ladder.

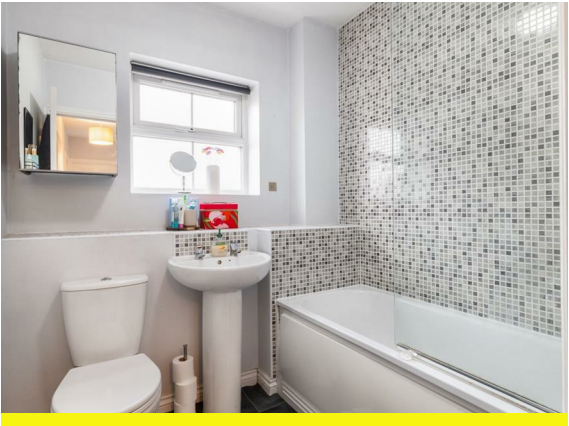
REAR GARDEN

A good sized paved patio area, lawned

Features

Cul-de-sac setting
Spacious Living Room To The Rear
Ground Floor Cloakroom
Breakfast Kitchen
Driveway For Two Cars
Rear Garden
Master Bedroom With En Suite
Popular Residential Location
Ideally Located for Warwick And Surrounding Towns
Well Presented Throughout

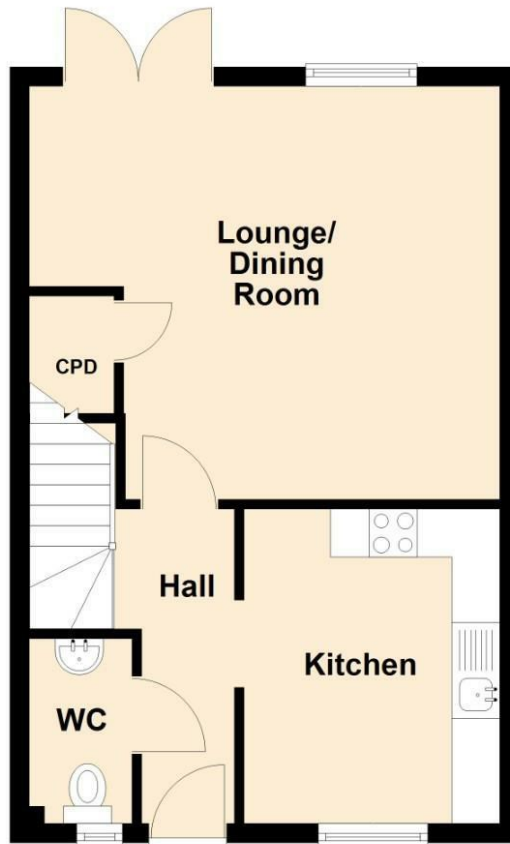




Floorplan

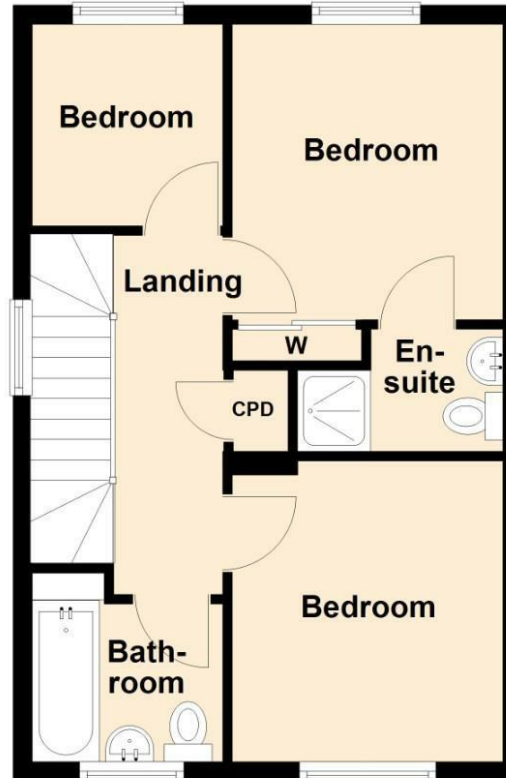
Ground Floor

Approx. 37.6 sq. metres (405.1 sq. feet)



First Floor

Approx. 37.6 sq. metres (405.1 sq. feet)



Total area: approx. 75.3 sq. metres (810.3 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band D - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	77	82
EU Directive 2002/91/EC		

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