



**18 Coach House Mews**

Warwick **CV34 4LD**

Guide Price £295,000

# 18 Coach House Mews

Being conveniently situated within easy reach of facilities in the heart of Warwick, this modern mews style house is situated within a courtyard style development having an allocated block paved parking space immediately to the front of the property. Offering two bedroomed accommodation, together with a comfortable lounge/dining room to the ground floor, kitchen and enclosed garden to the rear, the electrically heated and double glazed accommodation is considered ideal for the first time purchaser or possibly as a residential investment property.

## LOCATION

Coach House Mews lies off Coventry Road, close to its junction with Coten End and being within easy walking distance of Warwick railway station, along with the wide range of facilities available within Warwick town centre including its historic castle, shops, bars and restaurants. Additionally, there is easy local access available to Leamington Spa along with the A46 which links directly to the M40 as well as providing access to Coventry, Kenilworth and Stratford upon Avon.

## ON THE GROUND FLOOR

Entrance door opening into:-

### ENTRANCE HALLWAY

With staircase off ascending to the first floor, electric radiator, laminate flooring and door to:-

### CLOAKROOM/WC

With white fittings comprising low level WC, pedestal wash hand basin with mixer tap and electric radiator.

### LOUNGE/DINING ROOM

4.62m x 4.04m (15'2" x 13'3")  
With laminate flooring throughout, electric radiator and double glazed French style doors off opening into the rear garden.

### KITCHEN

3.53m x 1.98m (11'7" x 6'6")  
Fitted with a range of units in a light wood panelled style finish and comprising base cupboards and drawers with roll edged worktops over and tiled splashbacks, coordinating wall cabinets to one side, inset stainless steel sink unit with mixer tap, inset electric hob with filter hood over and electric oven below, ceramic tiled floor, electric radiator, double glazed

window to front and ceiling downlighters.

### ON THE FIRST FLOOR

#### LANDING

With access trap to roof space, electric radiator and doors to:-

#### BEDROOM ONE (REAR)

4.09m x 3.00m (13'5" x 9'10")  
With a range of built-in wardrobes, double glazed window to rear elevation and electric radiator.

#### BEDROOM TWO (FRONT)

4.06m x 2.67m (13'4" x 8'9")  
With two double glazed windows to front elevation, electric radiator and built-in storage cupboard over the stair bulkhead.

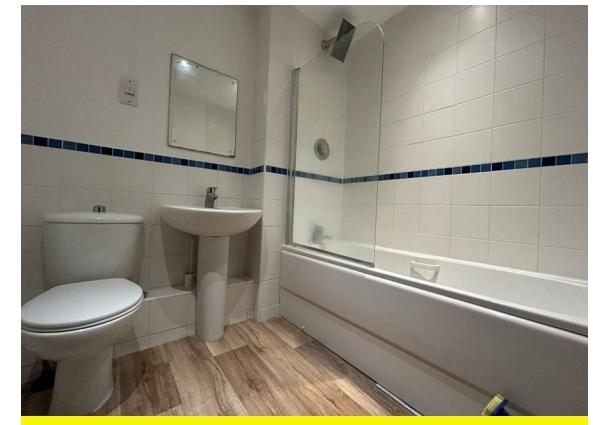
### BATHROOM

With partly tiled walls and three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, panelled

## Features

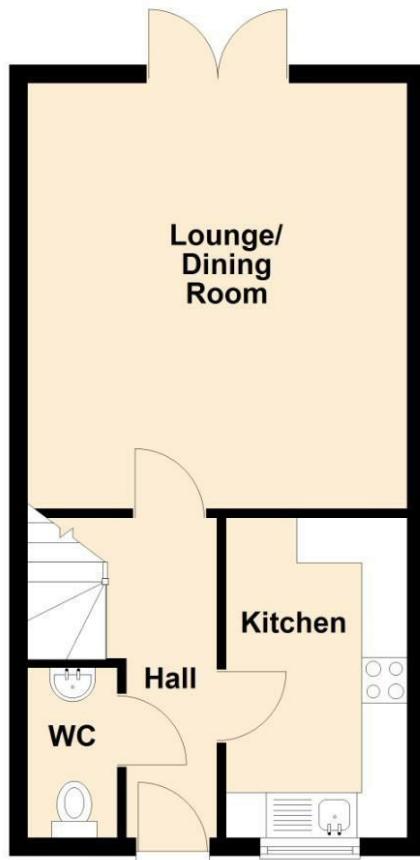
Modern Mews Style House  
Highly Convenient Warwick Location  
Lounge/Dining #room  
Kitchen  
Cloakroom/WC  
Two Double Bedrooms  
Bathroom  
Allocated Parking Space  
Rear Garden





## Floorplan

### Ground Floor



Total area: approx. 69.8 sq. metres (751.6 sq. feet)

### First Floor



## General Information

### Tenure

Freehold

### Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, 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 C - Warwick District Council



## Contact us

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## Visit us

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	