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6, Wavytree Close, Warwick

Offers Over
£315,000



An excellent opportunity to acquire this immaculately presented two-bedroom end mews house, pleasantly situated within a popular small development, conveniently placed for Warwick town centre and Warwick Racecourse. The well-maintained accommodation comprises an entrance hall, comfortable living room, attractive kitchen/diner and modern bathroom. Further benefits include gas central heating and double glazing. Outside, the property has established front gardens and a delightful landscaped rear garden, with parking for two cars, plus a shared visitor space. EPC: C.

Location

Wavtree Close is within walking distance of Warwick town centre and Warwick Racecourse and has excellent local amenities close by, including Sainsbury's supermarket.

Approach

The property is approached over a pathway leading to the canopy porch, with a double-glazed entrance door leading to:

Entrance Hall

Wood effect floor, radiator, stairs to the first floor and door to:

Living Room

14'8" x 10'1" (4.47 x 3.08)

Matching floor, attractive focal-point fireplace, coved cornicing, under-stairs storage cupboard, double-glazed window to the front aspect. Opening to kitchen.



Dining Kitchen

13'1" x 9'2" (3.99 x 2.80)

Attractive range of gloss-fronted base and eye-level units with complementary worktops and tiled splashbacks. Enamel sink and drainer with mixer tap. Electric oven with four-ring gas hob and extractor unit over. Integrated washing machine, fridge, freezer and microwave. Downlighters, vertical radiator and double-glazed window to the rear aspect. UPVC double-glazed casement door providing access to the rear garden.

First Floor Landing

Access to roof space with loft ladder. Built-in airing cupboard with radiator. Doors to:

Bedroom One

13'3" narrowing to 10'0" x 12'0" (4.03 narrowing to 3.04 x 3.67)

Double-glazed dormer window to the front aspect, radiator, bulkhead, double door wardrobe providing hanging rail and shelving



Bedroom Two

9'11" x 6'10" (3.04m x 2.09m)

Having a radiator, a wardrobe recess and a double-glazed window to the rear aspect.

Modern Bathroom

Modern white suite comprising a "P" shaped bath with a mixer tap and a chrome shower system above, with a shower screen, a wash hand basin set into a vanity unit with cupboards below, a low-level W.C with a concealed cistern, heated towel rail, fully tiled walls and a double-glazed window to the rear aspect.



Frontage

The property occupies an attractive corner position, approached across a neatly maintained lawned frontage with established evergreen shrubs and a paved pathway leading to the entrance. A side driveway provides excellent off-road parking, with gated access continuing to the rear garden.

Conservatory

The attractive, enclosed rear garden is thoughtfully arranged for ease of maintenance, featuring an artificial lawn bordered by established shrubs and

planting. A generous paved patio provides an ideal setting for outdoor dining and entertaining, while a timber garden shed and dedicated bin store provide useful storage. Further practical features include an outside tap and double power socket, with timber fencing providing good privacy. The garden also enjoys distant views towards St Mary's Church in nearby Warwick town centre.

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 while we believe they are in satisfactory working order, we cannot give any warranties in this respect. Interested parties are invited to make their own enquiries.

Tenure

The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.





Council Tax

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

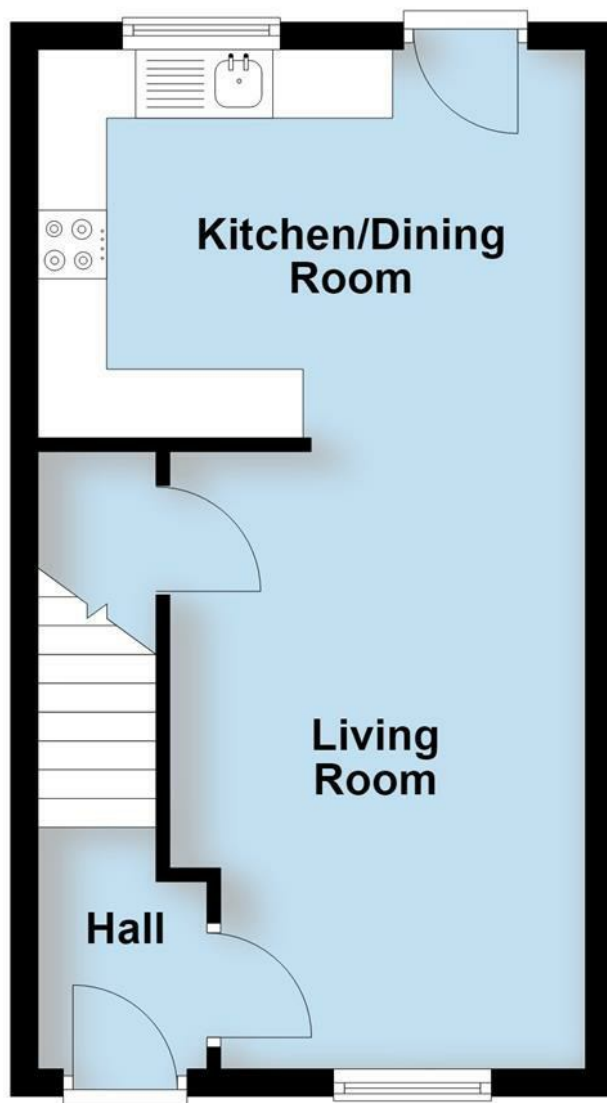
Postcode

CV34 4UA



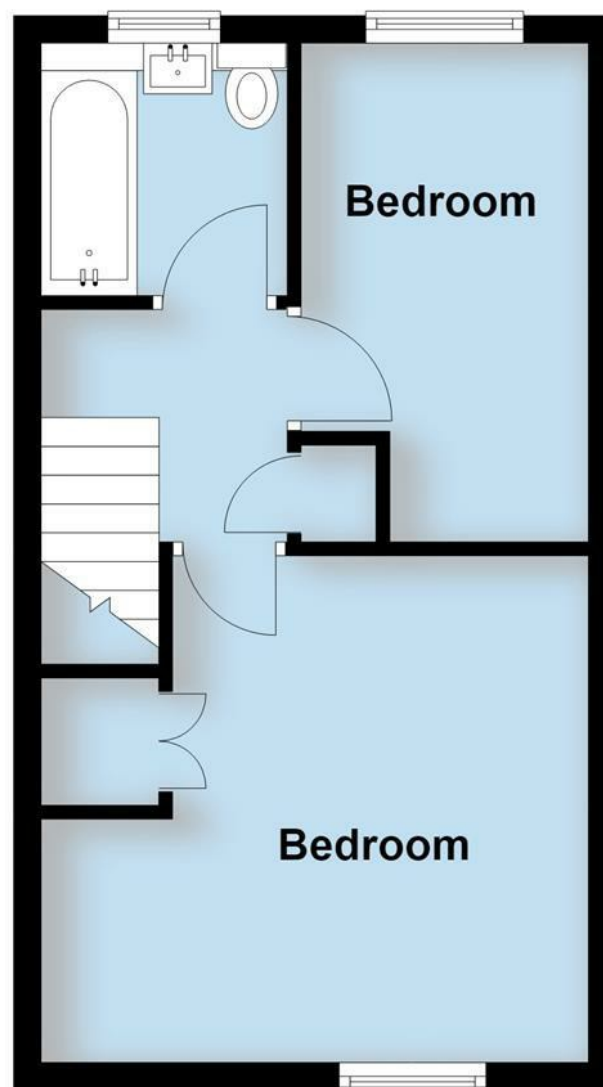
Ground Floor

Approx. 29.6 sq. metres (319.1 sq. feet)



First Floor

Approx. 29.6 sq. metres (319.1 sq. feet)



Total area: approx. 59.3 sq. metres (638.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

☎ 01926 499540 🌐 ehbresidential.com

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	71	77
EU Directive 2002/91/EC		

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