



Mallory Drive | Warwick | CV34 4UD

Price guide £280,000



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This delightful end-terrace house presents an excellent opportunity for those seeking a comfortable and convenient home. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

Upon entering, you are welcomed into a cosy reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and functionality, ensuring that every corner of the home is utilised effectively. Off the living room is the breakfast kitchen with access out in to the garden. Upstairs the main bedroom has a huge amount of useful fitted storage, the second bedroom has fabulous views over the racecourse. The upstairs is finished by the modern fitted bathroom.

Outside to the rear is an enclosed garden with direct access to a walkway taking you straight to the racecourse. To the front is a lawned fore garden and allocated parking space.

Located in Warwick, residents will enjoy the benefits of a vibrant community with a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, making it simple to explore the wider region or commute to nearby towns and cities.

In summary, this end-terrace house on Mallory Drive is a wonderful opportunity for anyone looking to settle in a friendly neighbourhood with all the essential comforts. With its appealing layout, convenient parking, and prime location, it is certainly worth considering for your next home.



A two bedroom end terrace house being within walking distance to Warwick town centre. The property is ideally situated for commuters being within good access to Warwick Parkway train station, A46, M40 and associated motorway networks. Viewing recommended.



Entrance to the property is via a composite front door which opens in to the

Entrance Hall
Carpeted to floor, gas central heating radiator, light point to ceiling, fusebox to high level, electric socket and phone point. White painted wooden door leading into Living Room.

Living Room
4.480m x 3.041m (14'8" x 9'11")
Continuation of the carpet, UPVC, double glazed window to front elevation, gas central heating radiator, light point to ceiling, various electric sockets, TV point and white painted wooden door which leads to good sized under stairs storage with lighting and alarm control panel. White painted wooden door leading into the Breakfast Kitchen.

Breakfast Kitchen
4.001m x 2.824m (13'1" x 9'3")
Cushioned flooring, UPVC double glazed window to rear elevation over looking the garden, white UPVC double glazed door to rear elevation giving access to the rear garden, spotlights to ceiling and gas central heating radiator. Kitchen is fitted with a range of base and wall units in a white frontage and grey melamine work surface, space for washing machine, built-in stainless steel sink with matching drainer, hot and cold mixer tap, built-in Neff electric oven with Zanussi four ring gas hob above with fitted extractor, space for fridge freezer, splash back is tiled in a white tile with a grey relief tile, Man-rose extractor to high level, Worcester gas central heating boiler, various electric sockets and fuse switches.

Carpeted stairs lead up to the First Floor Landing.

First Floor Landing
Continuation of the carpet, light point to ceiling, cupboard housing hot water tank and airing cupboard storage, electric socket and loft access.

Bedroom One
3.395m x 3.703m (11'1" x 12'1")
Continuation of the carpet, UPVC double glazed window to front elevation, gas central heating radiator, light point to ceiling, electric sockets and phone point, modern cream fronted fitted wardrobes providing hanging and shelved storage.

Bedroom Two
3.646m x 2.073m max (11'11" x 6'9" max)
Continuation of the carpet, UPVC, double glazed window to rear elevation benefiting from attractive views over the racecourse, gas central heating radiator, light point to ceiling, electric sockets and two telephone points.

Bathroom
Wood effect flooring, walls are tiled to half height around the toilet and sink area and full height around the bath and shower area in a white tile with mosaic border tile, remainder of the room is painted white, UPVC obscure glazed, double glazed window to rear elevation, chrome heated towel rail, light point to ceiling, Man-rose extractor to high level, built in WC, built in wash hand basin with chrome hot and cold mixer tap with double cupboard below, white bath with white bath panel, chrome hot and cold tap, chrome shower controls with shower head and additional shower wand.

Outside
To The Front
Allocated parking space plus use of additional 1/2 space. Lawned fore garden.

To The Rear
Enclosed garden with gates to side giving access to walk-way which gives direct access via a gate onto the racecourse, the garden has a good sized patio area, area of lawn and a shed.

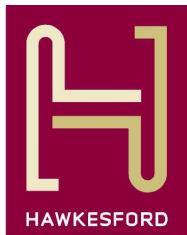
Services
All mains services are believed to be connected.

Tenure
We believe the property to be Freehold. The agent has not checked the legal status to verify the Freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Council Tax
We understand the property to be Band C.

Photographs
Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Disclaimer
Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC