Lee Meadowe | Warwick | CV34 6BU

Price guide £280,000

HAWKESFORD

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A smart little number in Chase Meadow – and with TWO parking spaces, this one is already ticking plenty of boxes!

Situated on the ever-popular Chase Meadow development, this attractive two-bedroom end-terrace home offers a fantastic combination of modern living, practical space and a location that makes everyday life wonderfully easy.

The ground floor features a welcoming living room, a breakfast kitchen perfect for everything from morning coffee to midweek dinners, and a handy downstairs WC. Upstairs, the principal bedroom comes complete with two fitted wardrobes, while the cleverly shaped second bedroom offers plenty of flexibility for a home office, dressing room or guest space.

Outside, there's an enclosed rear garden providing a private spot to relax, entertain or simply enjoy a bit of fresh air. And with two allocated parking spaces, parking headaches are very much off the agenda.

Chase Meadow is a firm favourite for good reason, with a Tesco Local, takeaways, GP surgery and pharmacy all close at hand, while Warwick town centre is within easy reach.

Two bedrooms. Two parking spaces. No upward chain. Great location. What's not to like?

If you're looking for a home that's ready to move into and perfectly placed for everything Chase Meadow and Warwick have to offer, don't miss this one. With no upward chain and plenty to recommend it, an early viewing is highly advised — book your appointment today and come and see what makes this property such an appealing place to call home.

- End of Terrace
- Two Allocated Parking Spaces
- Master Bedroom with fitted wardrobes
- Fitted Kitchen
- Living Room
- Downstairs WC and First floor Bathroom
- No Upward Chain
- EPC - C (75)

Entrance hall
Carpeted, neutral decor walls and ceiling, light point to ceiling, gas central heating radiator, electric socket and fuse box to high level. White painted wooden door leading into.....

W.C.
There is a continuation of the carpet and neutral decor, light point to ceiling, extractor to high level, gas central heating radiator, white low level w.c. white sink, chrome hot and cold taps, mosaic style splashback area.

Living room
4.495 x 2.851 (14'8" x 9'4")
White painted wooden door leading into Living room.
Carpeted, neutral decor to walls and ceiling, white UPVC double glazed window to front elevation, two gas central heating radiators, light point to ceiling, various electric sockets and fuse switches. Open staircase leading to the first floor landing,,

Kitchen
3.887 x 2.351 (12'9" x 7'8")
Marble effect tiled floor, neutral decor walls and ceiling, light point to ceiling, gas central heating radiator. White UPVC double glazed single door to rear elevation giving access out into the garden, white UPVC double glazed window to rear elevation. Kitchen is fitted with a range of base and wall units with a wood effect frontage and brush chrome handle, black granite effect melamine work surface. Fridge, freezer and washing machine. Built in electric oven with four ring gas hob and integrated extractor. Built in stainless steel sink with matching drainer, chrome hot and cold mixer tap. Splashback is tiled in a beige tile. There is a built in gas central heating boiler, various electric sockets and fuse switches.

Master bedroom
3.289 x 2.562 (10'9" x 8'4")
Carpeted to floor, neutral decor walls and ceiling, two white UPVC double glazed windows to rear elevation, gas central heating radiator, light point to ceiling, two double fitted wardrobes giving hanging and blanket storage, electric sockets and TV extension point.

Bedroom two
3.886 x 2.333 (12'8" x 7'7")
Measurements are maximum as it is L shaped.
Carpeted to floor, neutral decor walls and ceiling, white UPVC double glazed window x 2 to front elevation. Light point to ceiling, gas central heating radiator, electric sockets.

Family Bathroom
Natural stone effect floor these tiles continue to full height around the bath and shower area, half height around toilet and sink, remainder of the walls are of neutral decor. Extractor fan to ceiling, light point to ceiling, gas central heating radiator, white low level w.c. white pedestal wash hand basin with chrome hot and cold taps, shaver point, white bath, white bath panel, chrome hot and cold taps, there is a Mira electric shower fitted and there is a shower screen.

Outside
To the rear of the property is an enclosed garden with patio, circular lawned area with a red gravel surround, further patio area where there is also a shed, full height gate giving side access and two allocated parking spaces.

Council Tax
We understand the property to be Band C.

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.

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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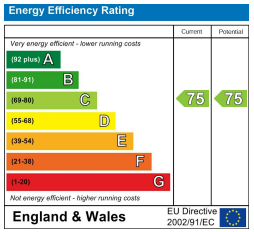
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.