



28 Barcheston Mews, Warwick, CV35 7SZ

£850



A well presented modern two bedroom mid-terrace property located on this ever popular residential development. The accommodation comprises: - Entrance hall, fitted kitchen, living room, master bedroom with en-suite, further double bedroom and a principle bathroom. To the outside is an enclosed rear garden with secure allocated parking, open views to rear. NO PETS. UNFURNISHED. AVAILABLE DECEMBER 2018

Hatton Park is a popular residential development being ideally sited 3 miles from Warwick Town Centre. The development contains some local amenities including local shop, village hall and recreational facilities and is a short distance from Warwick Parkway station which is on the main commuter line between Birmingham and London Marylebone Stations. The development is also convenient for a number of other work centres including Leamington Spa, Coventry, Kenilworth, Gaydon (JLR), Stratford upon Avon, and Solihull and is also within easy reach of the M40 and the motorway network and Birmingham International Airport.

The superbly appointed accommodation is arranged as follows:

Reception Hall

Having a radiator, Drayton central heating thermostat, telephone point, useful understairs storage cupboard and doors to

Living Room

4.23m x 3.98m (13'11" x 13'1") Having two radiators, T.V. Aerial point, satellite point to communal dish, double glazed windows and double doors allowing view and access to the rear patio garden and allocated secure parking.

Fitted Kitchen

3.39m x 2.03m (11'1" x 6'8") Well fitted with an attractive range of modern base and eye level units, inset one and a half bowl stainless steel sink with mixer tap attachment and cupboard space under, granite effect work surfaces, complementary tiled splashbacks, built-in Creda stainless steel fronted double oven, gas hob and chimney cooker hood over. There is an integrated fridge/freezer, washing machine and dishwasher, cupboard housing the gas fired boiler, tiled floor, and a double glazed window to the front aspect.

Landing

Access to loft space, and airing cupboard housing the lagged hot water cylinder.

Bedroom One

3.30m x 2.72m (10'10" x 8'11") Having radiator, twin double built-in wardrobes, and two double glazed windows to rear providing countryside views.
Door to en-suite.

En Suite Shower

Comprising a white suite with tiled enclosure with Triton shower and folding entrance door, pedestal wash hand basin, radiator, tiled floor and extractor fan.

Bedroom Two

2.93m x 2.32m plus 1.18m x 1.05 (9'7" x 7'7" plus 3'10" x 3'5") Having a radiator, double glazed windows to front, built-in wardrobe and cupboard with a further adjacent recess ideal for additional wardrobe/storage space.

Bathroom

1.75m x 1.70m (5'9" x 5'7") Having a white suite comprising panelled bath, pedestal wash hand basin, close coupled W.C., tiled floor, radiator, extractor fan, large wall mirror and an electric shaver point.

Outside

The front garden is laid with well stocked shrub and flower beds. The rear garden is attractively laid with paved patio, areas of gravel, ornamental shrubs and dwarf trees, and enclosed to the side by a high fence and lawn to the rear, allowing delightful countryside views. There is a gate to the parking space and further allocated space nearby. The rear is served by private driveway entered through electronic gates.

DIRECTIONS

Leave Warwick along the A425. At the roundabout cross over the A46 onto the A4177 (Birmingham Road) and continue for a couple of miles. At the roundabout turn right into Charingworth Drive and at the next roundabout take the first exit left onto Barcheston Drive. Barcheston Mews will be found on the left hand side.

POST CODE

CV35 7SZ

FEES

A £300 (€250 plus VAT) joint or single administration/referencing fee is payable per application. We also ask for a security deposit equivalent to one and a half months rental and one month's rental in advance . Please see our web site for all our terms and conditions.

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