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RESIDENTIAL

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45 Tredington Park, Hatton Park, Warwick, CV35 7TT

Guide price
£379,500



An exciting opportunity exists to acquire this delightful three bedroom character residence forming part of a listed period conversion in the heart of this desirable rural development. This property benefits from a most attractive outlook to the front with two allocated parking spaces, reception hall, cloakroom, utility cupboard sitting room, conservatory, breakfast kitchen, en-suite to master, principle bathroom and a landscaped low maintenance rear garden. EPC C 69. NO UPWARD CHAIN

Hatton Park is a popular and most convenient residential location, approximately 3 miles from Warwick Town Centre. The development contains some local amenities including a local shop and recreational facilities and is a short distance from Warwick Parkway railway station. The location is also convenient for access to the motorway network. 45 Tredington Park is an impressive town house situated within this period conversion, originally converted by well known builders AC Lloyd. The property provides well proportioned accommodation

which has the benefit of gas heating and successfully integrates a high level of modern appointment with many character features contained within the property. The accommodation features three bedrooms, the master bedroom with en-suite facilities, a comprehensively fitted breakfast kitchen with appliances and features a Conservatory/Garden room which overlooks the private rear garden. The property is pleasantly sited within the development with open front aspect and includes two car parking spaces.

The accommodation comprises



Approach

The property is approached via a slab footpath through the low maintenance landscaped fore garden leading to the entrance door with spyhole into:

Reception Hall

Vertical radiator, under stairs Storage Cupboard, staircase rising to First Floor.

Utility Cupboard

With worktop and inset sink unit with space and plumbing for washing machine, electric light.

Cloakroom

Low flush WC, pedestal wash hand basin, radiator and extractor fan.

Sitting Room

5.02m x 4.20m (16'6" x 13'9") Period style fireplace with cast iron inset and display hearth. High cornice ceiling, ceiling rose with light point, vertical radiator, additional period style radiator and multi

paned double doors lead through to:

Conservatory

2.86m x 2.73m (9'5" x 8'11") Electric panel heater, sealed unit double glazed pitched roof, sealed unit double glazed windows. Ceiling light point, sealed unit double glazed French doors provide access to the garden.

Breakfast Kitchen

3.23m x 3.06m (10'7" x 10'0") Having an attractive range of base and eye level units, inset single drainer



sink unit with mixer tap and rinse bowl. Wooden worktops and complementary tiled splashbacks. Built-in Bosch electric oven and ceramic hob with an illuminated extractor unit over. Integrated dishwasher, pull out bin, breakfast bar with matching oak worktops with drawers beneath. Radiator, high ceiling and an original multi paned window to front aspect with secondary glazing.

First Floor Landing

Access to roof space. Radiator with decorative cover, high ceilings. Built-in Airing Cupboard.

Doors to:

Bedroom One

4.45m x 3.05m (14'7" x 10'0") Radiator, high cornice ceiling, multi paned window to front aspect with secondary glazing. Door to:

En-Suite Shower

White suite comprising WC, pedestal wash hand basin, wide tiled shower enclosure with Mira shower system, radiator, downlighters and extractor fan.

Bedroom Two

3.04m x 2.75m (10'0" x 9'0") Radiator, high cornice ceiling and a secondary glazed window to rear aspect.

Bedroom Three/Study

3.20m x 1.90m (10'6" x 6'3") Radiator, high ceiling and a secondary glazed window to rear aspect.

Bathroom

White suite comprising WC, pedestal wash hand basin, "P" shaped bath with Mira shower over and



glazed shower screen. Radiator, high ceiling, downlighters and extractor fan.

Outside

There are two car parking spaces to the front of the property and additional visitors parking and pleasant open front aspect.

Landscaped Rear Garden

Having a decked area to the side of the Conservatory with step leading to a section of artificial grass

which gently slopes down to a slate patio area with brick built Store and a gated pedestrian rear access.

Tenure

We understand this property to be leasehold of 999 years lease commencing from circa 2003. There is a service charge of approximately £1,890 PA which covers the maintenance of the communal grounds, up keep of the fabric of the building, communal electricity etc. Interested parties are invited to make their own enquiries.

Services

All mains services understood to be connected. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order, we cannot give any warranties in this respect. Interested parties are invited to make their own enquiries.

45 Tredington Park
Total Approx. Floor Area 98.77 Sq.M. (1063 Sq.Ft.)

Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee is given to their operability or efficiency can be given.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		85
(81-91)	B		69
(69-80)	C		
(55-68)	D		
(31-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Also at: Leamington Spa, Somerset House,
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