



32 Brackley Crescent, Warwick, CV34 6XT

£895



Ehb are pleased to offer, this well presented spacious 2 bedroom semi-detached property. Situated in a favoured position in the heart of this popular residential development. Accommodation comprises; Living room, breakfast kitchen, ground floor WC, 2 double bedrooms, family bathroom, gas heating, fully enclosed rear garden, 2 allocated parking spaces. Viewing highly recommended. Available late March 2021. Unfurnished. EPC B.

Chase Meadow is conveniently located close to Warwick town centre, and has a good selection of local amenities which includes a Doctors Surgery, community centre, children's nursery, pharmacy, convenience store, two take aways & a public house/eatery. Commuting is easy, with regular trains from Warwick Station, Warwick Parkway & Leamington Spa to Birmingham & London Marylebone. The motorway network is easily accessible with junction 15 of the M40 giving access to Birmingham & the North & London & the South.

### Approach

Through double glazed entrance door into:

### Living room

Good sized living room, with Laminate flooring, radiator, curtains to window. Under stairs storage.

### Storage cupboard

Housing the washing machine.

### Breakfast Kitchen

4.69 x 2.52 (15'5" x 8'3") Range of matching base and eye level units. Built in electric oven and gas hob with stainless steel splashbacks and extractor unit over. Integrated dishwasher, fridge/freezer, part laminate/ part lino flooring, double glazed window to rear aspect. Doors to Cloakroom and Living Room.

### Cloakroom

White suite comprising WC, pedestal wash hand basin.

### First Floor Landing

Stairs leading to first floor landing. Carpet to floor.

### Bedroom One - Double

3.07 x 8.07 (10'1" x 26'6") Built in full height triple mirrored sliding wardrobes which extend across one wall and provide ample hanging rail and storage space. Rear aspect with blinds to windows. Carpet to floor.

### Bedroom Two - Double

3.32 x 4.58 (10'11" x 15'0") Spacious second bedroom, Front aspect with blinds to windows. Carpet to Floor.

### Family Bathroom

2.04 x 1.97 (6'8" x 6'6") White suite, comprising bath with electric shower over bath ,glass shower screen. Pedestal wash hand basin, WC, complementary tiled splash backs, heated towel rail, and laminate flooring.

### Outside to Rear

Having a large paved area. Low maintenance lawn, and timber sheds. The garden is fully enclosed. Gated access to side of property.

### Outside to Front

There is an open- plan front garden which is laid to lawn

### Parking

2 Allocated parking spaces

