

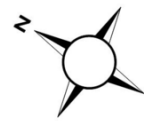
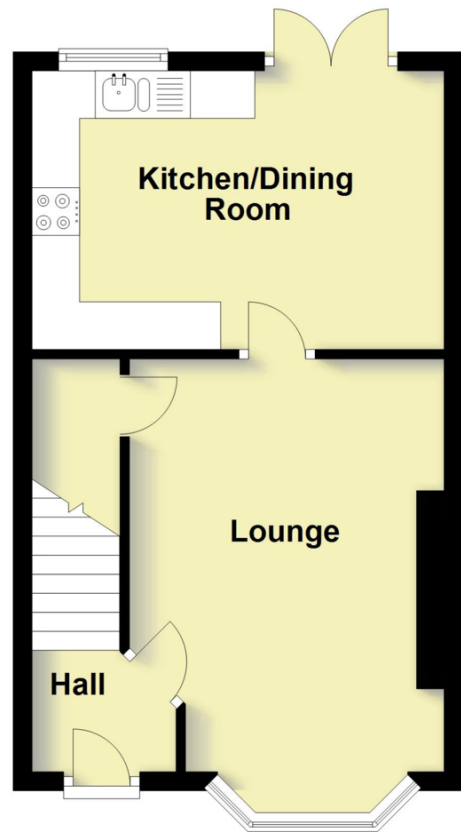


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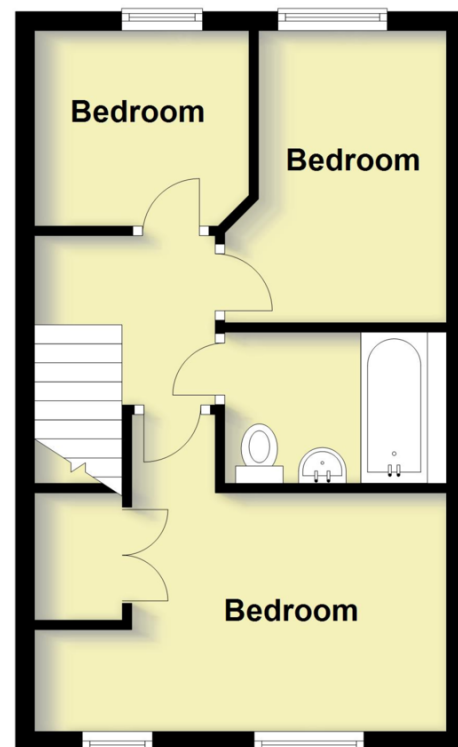
Ground Floor

Approx. 32.2 sq. metres (346.7 sq. feet)



First Floor

Approx. 31.9 sq. metres (343.9 sq. feet)



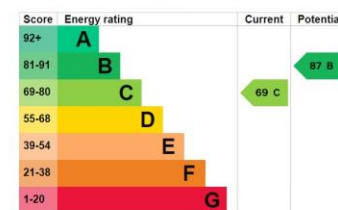
Total area: approx. 64.2 sq. metres (690.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.



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

Guide Price £325,000 Freehold



- Stunning Terraced Home
- Period Style
- Superb Location
- Acres of Communal Park Land
- 3 Bedrooms
- Charming Front Lounge
- Full Width Dining Kitchen
- Bathroom with Shower Over
- Amazing Views

ENTRANCE AND HALL

Double glazed front door opens into the: Reception Vestibule with radiator, having period style cover.

RECEPTION VESTIBULE

With radiator, having period style cover

CHARMING LOUNGE

4.85 m into bay by 3.31 m. With wood effect flooring, fire setting with hearth, surround and inset gas fire, double glazed bay window affording views across towards the central park, coved ceiling and door to large under stairs storage cupboard.



Staircase from the entrance vestibule proceed to the first floor landing with access to the roof space.



BEDROOM 2

3.11 m into 2.32 m maximum reducing to 1.98 m. With double glazed window to the rear and single panel radiator.



OUTSIDE

To the front of the property, there are two allocated car parking spaces.

Fore garden with lawn and path leads to the front door.

The rear garden has a central shaped lawn with patio adjoining the property and rear elevated patio with rear pedestrian access. Timber garden shed.



FAMILY BATHROOM

Family bathroom has a modern white suite with panelled bath, having tap, secured shower, screen, low-level WC, and wash hand basin with mixer tap. Full height tiling on all walls, shaver point and heated towel rail.



FRONT BEDROOM ONE

4.31 m maximum by 2.61 m excluding deep door recess. The measurements include a double door fitted wardrobe with hanging rail and shelf, radiator and two double glazed windows affording the most attractive views across the central green and even beyond.



BEDROOM 3

2.26 m x 2.05 m. With radiator and double glazed window to the rear.

FULL WIDTH DINING / REFITTED KITCHEN

4.32 m x 2.95 m. With granite work surfaces extending around the kitchen area with matching up stands and inset four ring Bosch electric induction hob. 1 & 1/4 quarter bowl single drainer sink unit with mixer tap and base units beneath incorporating the AEG electric oven. Space and plumbing within the base units for a freestanding washing machine. Tall larder cupboard, incorporating the Siemens fridge/freezer, range of eyelevel wall cupboards and Siemens cooker hood. Wall mounted Worcester gas fired central heating boiler. Double glazed French doors and window overlooking the rear patio and garden, down lighters.

Agent's Notes

Council Tax Band .

Local Authority:

VALUATIONS & SURVEYS FOR PURCHASERS

As Chartered Surveyors we conduct a range of surveys and Valuation Reports for prospective purchasers, including RICS Homebuyer Reports and Valuation Condition Reports. Please telephone us for an informal discussion and competitive fee quotation which we trust will meet your survey requirements. We are, of course, precluded from undertaking surveys on properties that Margetts Warwick Limited are offering for sale.

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