



MARGETTS
ESTABLISHED 1806

CHARTERED SURVEYORS • LAND AGENTS • ESTATE AGENTS • LETTING AGENTS

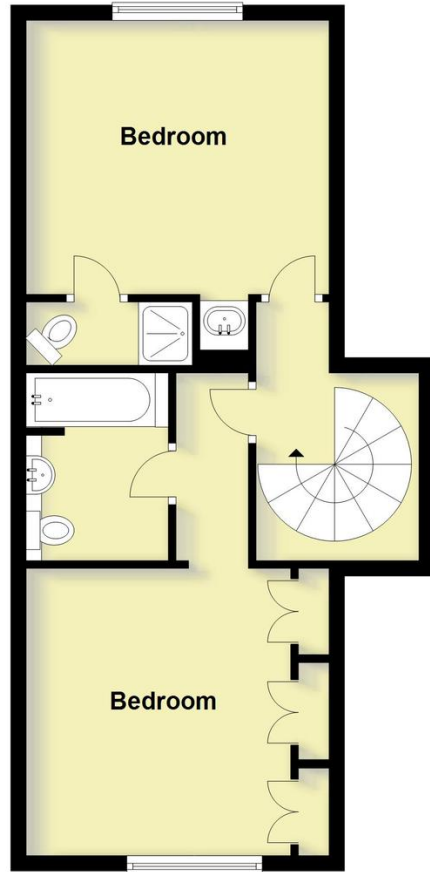
Ground Floor

Approx. 48.5 sq. metres (522.3 sq. feet)



First Floor

Approx. 45.7 sq. metres (492.1 sq. feet)



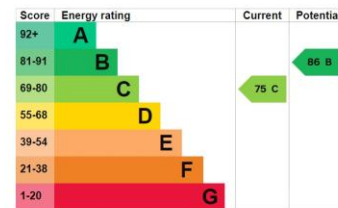
Total area: approx. 94.2 sq. metres (1014.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact
Property of Margetts Limited. Not to be reproduced

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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6, Packwood Mews, Humphris Street, Warwick, CV34 5NG

Guide Price £325,000 Freehold



An extremely appealing and larger than average end of mews home, offering modern and stylish open plan living with two genuine double bedrooms, each with ensuite facilities. Extremely convenient location for Leamington and Warwick. Offered with no upward chain. 2 x OFF ROAD PARKING SPACES. Viewing highly recommended by the agents.

- Very spacious end of mews • Attractive townhouse • Superb location • 2 Off-road parking spaces • Huge open plan living room with open plan fitted kitchen • Two genuine double bedrooms with ensuites • Downstairs cloakroom • Rear patio garden • No upward chain • Gas central heating & double glazed

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Double glazed front door opens into entrance hall with radiator.

Further door opens into an hallway area which is open plan and leads to the

OPEN PLAN FITTED KITCHEN

12' 11" x 8' 8" (3.94m max x 2.65m max)

with three stylish double glazed windows to the front and work surfacing extending around the room, incorporating a 1 1/4 bowl single drainer, stainless steel sink with mixer tap and a 4 ring gas hob. Comprehensive range of base units beneath with space and plumbing for washing machine and integrated Whirlpool dishwasher. Range of eye level wall cupboards, Hotpoint oven, integrated refrigerator and radiator.



Door to cloakroom with double door storage cupboard housing the wall mounted gas fired, central heating boiler and sliding door opens to the



CLOAKROOM

with low-level WC, wash hand basin, radiator, tiled floor and obscured double glazed window.

SPACIOUS LIVING ROOM

23' 1" x 16' 9" (7.04m max x 5.13m max reducing to 3.96m)

with double glazed sliding patio doors opening to the rear patio, radiator, Wall mounted electric fire and attractive spiral staircase leads to the First Floor Landing.



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.

NOTICE

These particulars do not constitute or form part of any offer, or contract, and a prospective purchaser must not rely on any statement made herein or made verbally as representative of any fact. Prospective purchasers should make their own inspections and surveys and satisfy themselves as to the correctness of all such statements. Neither the agents, the owner, nor any other persons have any authority to make or give any representation or warranty whatsoever in relation to the property. No responsibility is accepted for any error or omission.

MASTER BEDROOM SUITE



DOUBLE BEDROOM

12' 4" x 12' 9" (3.76m x 3.91m inc wardrobes)

Hallway leads through to the double bedroom with attractive angled ceiling, down lighters, double glazed window to the front, radiator and three double door fitted wardrobes with hanging rails, shelves and storage drawers.

BATHROOM

with white suite, having panelled bath with adjustable shower and screen over and mixer tap, wash hand basin with mixer tap and low-level WC with concealed cistern, tiled floor, velux rooflights, fitted mirror, heated towel rail, shelving, down lighters and extractor fan.

DOUBLE BEDROOM TWO (REAR)

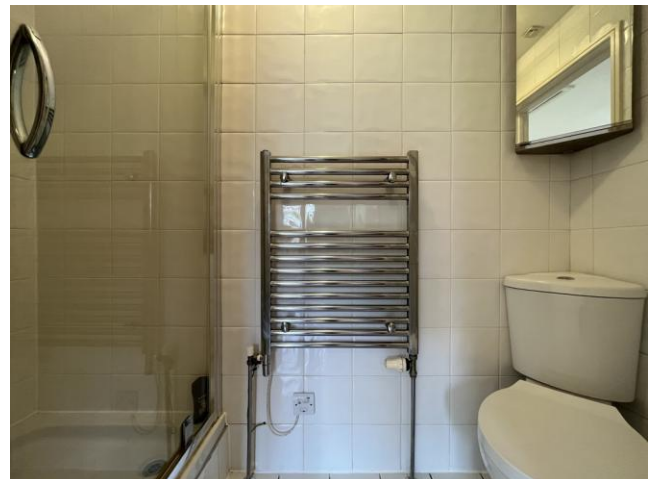
12' 11" x 11' 9" (3.96m x 3.60m)

with laminate flooring and window to the rear, radiator and access to the roof space, vanity sink with mirrored door opening to



ENSUITE SHOWER ROOM

with fully tiled shower cubicle, low-level WC, heated towel rail and extractor fan.



PARKING

To the front of the property there is an allocated car parking space and path leading to the front door.

REAR PATIO

Side access to the rear patio, which is laid to decking.

**AGENTS NOTES**

All mains service are believed to be connected.

Council Tax Band D.

Local Authority:- Warwick District Council.

Viewings strictly by prior appointment through the agents.