FINE HOMES

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ESTATE AGENTS LETTING AGENTS FINANCIAL SERVICES

10 Parolles Close

Warwick Gates, Warwick, CV34

Asking Price £274,500

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3 Bedroom House with Garage & Drive (1 Double bedroom, 2 singles). Entrance Hall & cloakroom, Lounge Diner to rear with French doors, Kitchen to front. Just re decorated, new carpets, Venetian Blinds and High Gloss Kitchen door fronts. White Goods, Southerly rear Great access for M40 & A46 No NB. The Garage is the last to the LEFT. There is Power, "So you could fit a EV charger"

Entrance Hall
12'0" x 3'6" (3.66 x 1.07)
Entered via double glazed door; radiator; power points; smoke detector; wood laminate flooring; stairs to 1st floor; doors opening to:

Cloakroom
5'0" x 2'10" (1.52 x 0.86)
Opaque UPVC double glazed window to front. 2 piece suite comprising low level WC; pedestal wash hand basin; radiator, ceiling down lights.

Lounge/Dining Room
15'10" x 13'10" (4.83 x 4.22)
UPVC double glazed French patio doors to rear , French door with side glass, opening to the rear garden, 2 x radiator; wood laminate flooring,:

Kitchen
10'8" x 7'1" (3.25 x 2.16)
UPVC double glazed window to front; modern kitchen with range of eye and base level units and drawers with ample work surface; All the doors have just been refitted with high gloss white. single bowl single drainer sink unit with mixer taps; plumbing for automatic washing machine and dish washer, gas hob with an electric oven built under with extractor hood; tiling; power points; space for fridge freezer, radiator. New White Venetian Blinds.

1st Floor Landing
7'6" x 6'5" (2.29 x 1.96)
Access to loft space doors to all rooms.

Bedroom 1
13'11" x 12'1" (4.24 x 3.68)
2 x UPVC double glazed window to front built in airing cupboard housing combination boiler and additional storage space, Maple style built in wardrobes with draws, radiator; New White Venetian Blinds.

Bedroom 2
9'4" x 6'8" (2.84 x 2.03)
UPVC double glazed window to rear aspect; radiator; power points, New White Venetian Blinds.

Bedroom 3
8'4" x 6'11" (2.54 x 2.11)
UPVC double glazed window to rear aspect; radiator; power points.

Bathroom
6'2" x 5'3" (1.88 x 1.60)
Opaque UPVC double glazed window to side aspect; bathroom suite comprising white paneled bath with electric shower over; pedestal wash hand basin with mono bloc tap, low level WC; radiator, ceiling down lights. New White Venetian Blinds.

Rear
35'0" x x 25'0" (10.67 x x 7.62)
Mainly laid to lawn garden with patio areas; bounded by paneled fencing.

Front
Lawn area, shrubs and borders, Drive leading to attached garage, providing parking for 2 cars to the side.

Tel: 01926 888838

Garage over to the left.
17'2" x 8'8" (5.23 x 2.64)
Up & Over Door power & Lighting, the garage is the last garage to the left.

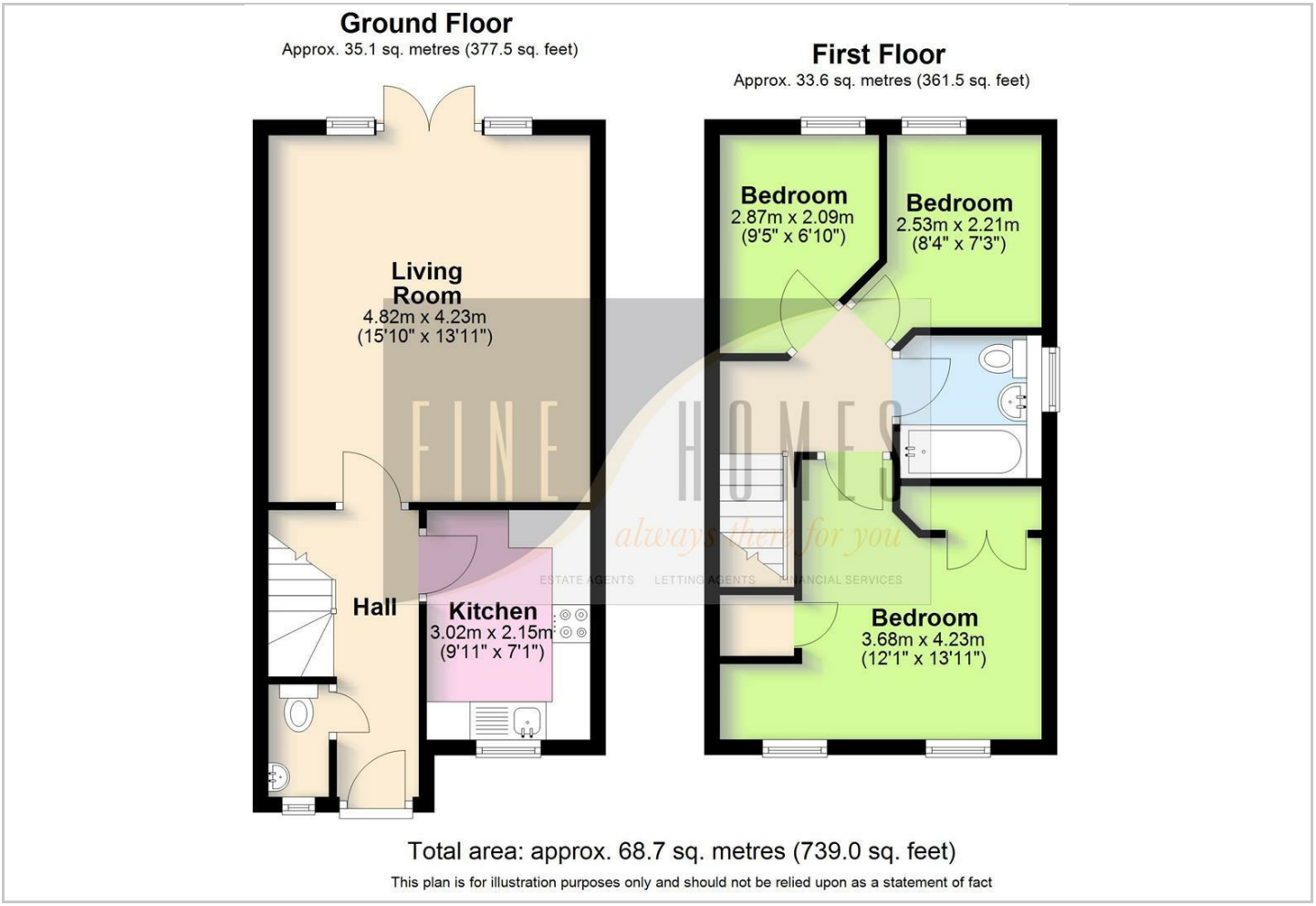
Side
to the right of the property across the path. is a gated fenced off area that belongs to the house.

Road Map

Hybrid Map

Terrain Map

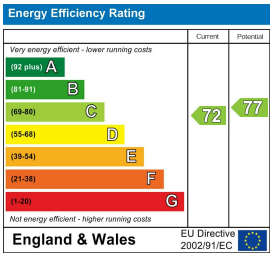
Floor Plan



Viewing

Please contact our Warwick Office
on 01926 888838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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