





Crabb Curtis

## 7 Bartlett Close, Warwick | CV34 4UY

**Guide Price: £220,000**





Situated in the private development of Bartlett Close providing a feel of calm privacy while being within short walking distance of Warwick town centre and railway station.

This two-bedroom mid-terrace home features a spacious lounge, fitted kitchen, private rear garden, and allocated covered parking for two vehicles parked in tandem.

Offered to the market with no onward chain, this home presents an excellent opportunity for first-time buyers or investors.

**7 Bartlett Close Comprises**
The property is accessed via a paved pathway leading to an open canopy porch with storage cupboard, front door, to the side off are planted shrubs along the front elevation.

**Entrance Hallway**
Ceiling light point, radiator, electrics consumer unit, staircase, wood affect flooring and understairs storage cupboard.

**Kitchen**
Leading through archway from the hallway, window to the front aspect, ceiling light point, partially tiled walls, and a fitted kitchen comprising a range of wall, drawer and base units with work surfaces over, inset stainless steel sink with mixer tap, integrated electric oven and hob with extractor hood over, space and plumbing for a washing machine and space for under counter fridge and undercounter freezer.

**Lounge**
Full Length window to the rear aspect, French doors leading out to the rear garden, two ceiling light points, coving, radiator, and feature brick fireplace with Electric affect fire.

**First Floor Accommodation**
Stairs lead from the entrance hall to:

**Landing**
Ceiling light point, radiator, access to loft hatch and airing cupboard.

**Bedroom One**
Two windows to the rear aspect, ceiling light point, radiator and storage cupboard.

**Bedroom Two**
Two windows to the front aspect, ceiling light point, radiator, and storage cupboard.

**Bathroom**
Ceiling light point, fully tiled walls, radiator and a suite comprising of: low-level flush w.c., wash hand basin and bath with shower over.

**Garden**
The private rear garden is accessed via the lounge and comprises of a large paved area with planted borders.

**Parking**
The property benefits from a allocated covered carport allowing two vehicles' to be parked in tandem.

## Agent Note

The property sits within a private road. Crabb Curtis have not been able to verify if a communal upkeep charge is collected or if there is any formal agreement in place for the upkeep and maintenance of the road & grounds. All interested parties should obtain verification through their solicitor or surveyor prior to committing to purchase the property.

## Council Tax

The vendor has informed us that the property is located within Warwick District Council and is Band C.

## Tenure

The vendor informs Crabb Curtis that the property is freehold. We have not checked the legal title to the property, and all interested parties should obtain verification through their solicitor or surveyor prior to committing to purchase the property.

## Fixtures & Fittings

Only those items expressly mentioned in the sales particulars will be included in the sales price.

## Services

Crabb Curtis understands from the vendor that all mains drains, gas, electricity and water are connected to the property but have not obtained verification of this. Any interested party should obtain verification of this information via their solicitor or surveyor prior to committing to the purchase of the property.

## Referral Fees

We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

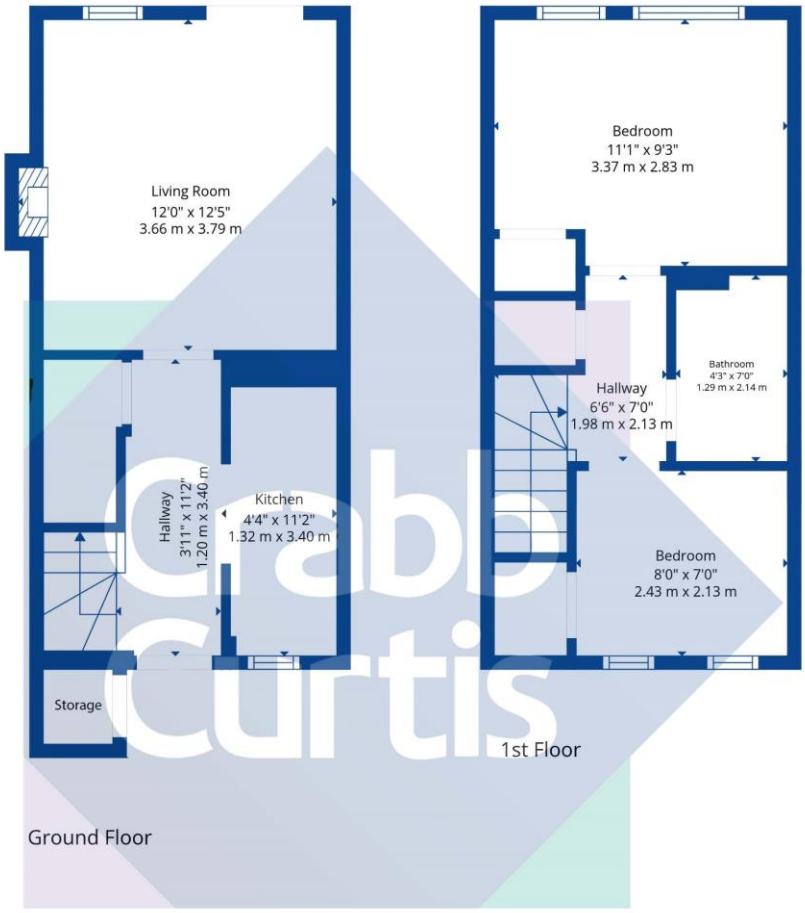
There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

## General Information

These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained.
The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any formal intent to purchase.

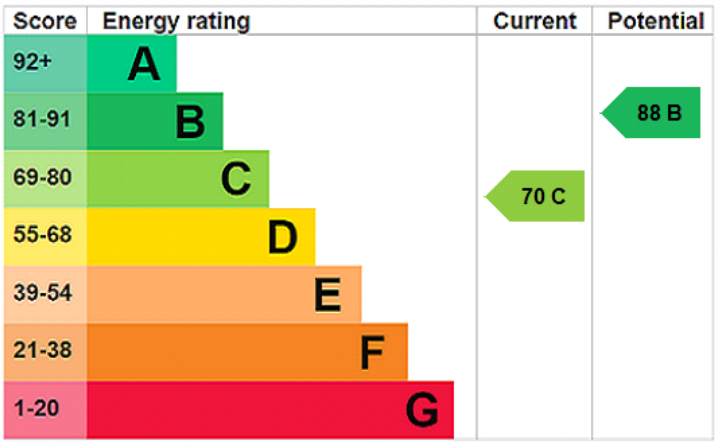







**Total: 539 sq. Ft, 50 m2**
Ground Floor: 274 sq. Ft, 25 M2, 1st Floor: 265 sq. Ft, 25 m2
Excluded Areas: Porch: 12 sq. Ft, 1 M2, Fireplace: 2 sq. Ft, 0 M2, Walls: 56 sq. Ft, 5 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.




**Viewings:**
Viewing by appointment through Crabb Curtis

**Office opening times:**
Monday – Friday 9.00am – 5.30pm
Saturdays 9.00am – 3.00pm

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.