



## 16 Pericles Close, Heathcote, Warwick, CV34 6BN

£1,100 (From) Per Calendar Month

- Modern Two Bedroom Mews House
- Double Glazing And Gas Central Heating
- Rear Lounge With French Doors
- Shaker Style Kitchen With Appliances
- Warwick District Council Tax Band B
- Two Parking Spaces
- EPC Rating C - 74
- Rear Garden And Patio
- Bathroom With Electric Shower
- Available NOW



# 16 Pericles Close, Warwick CV34 6BN

Situated in Heathcote, Warwick, this modern mews house located down a quiet close offers a delightful living experience. The house features a rear lounge with French doors onto the rear patio and garden, a shaker-style kitchen which includes appliances and a cloakroom/wc. On the first floor are two bedrooms with one having fitted wardrobes and a bathroom with electric shower. Outside there is parking for two cars. Heathcote is known for its convenience, with a range of local amenities just a stone's throw away. Residents can enjoy easy access to shops, parks, and excellent transport links, making it a prime location. Available NOW Unfurnished



Council Tax Band: C



### **Entrance Hall**

Having stairs to the first floor landing, understairs storage, a radiator and laminate timber affect flooring. Doors off to

### **Cloakroom**

With a close coupled wc and wash hand basin. Radiator, extractor and laminate flooring.

### **Lounge**

French doors with matching side light windows to the rear and curtains, Laminate flooring, radiator.

### **Kitchen**

Fitted with cream shaker style wall and base units . The base units have a roll over counter with an inset four burner gas hob with an extractor canopy and electric oven beneath. The acrylic sink unit is set beneath the window to the fore. Tiled splashbacks and appliances that include a fridge freezer, washing machine and a tumble dryer.

### **Landing**

Access to loft void with retractable steel ladder, and doors off to:

### **Bedroom One**

Twin windows to the fore with vertical blinds and curtains. Radiator, airing cupboard with the condensing boiler and built in wardrobes.

### **Bedroom Two**

Window to the rear with vertical blinds and a radiator beneath

### **Bathroom**

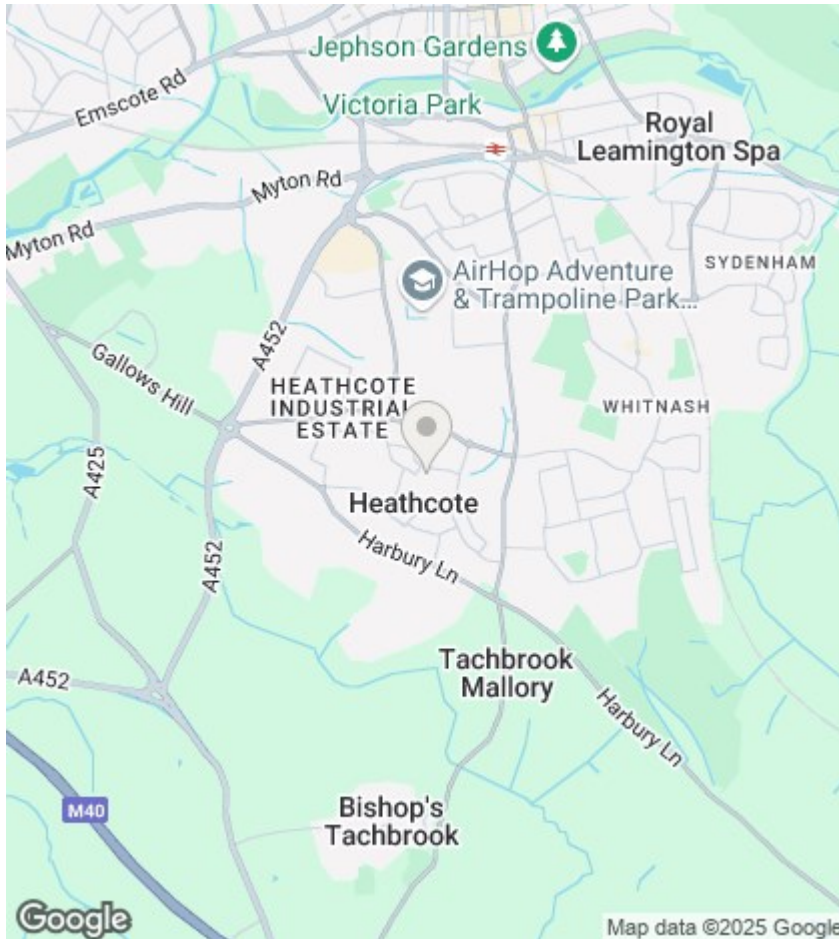
Fitted with a white suite that comprises a panelled bath with an electric shower over and screen, pedestal wash hand basin and a close coupled wc. Tiling to splashbacks, radiator, extractor and a frosted window.

### **Outside**

Hardstanding for two vehicles, the property has a canopied porch entrance with mainly laid to lawn front garden and a short walk from local greenspace.

### **Rear Garden**

Having a patio and formal lawn with raised planters. At the head of the garden is a timber shed and gated pedestrian access.



## Directions

## Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Ground Floor

Approx. 28.2 sq. metres



## First Floor

Approx. 28.2 sq. metres

