



Glendower Approach

WARWICK GATES, CV34 6ET

Nathaniel Cleaver
The **Leamington Spa** Property Expert





This modern home has been tastefully updated by the current owner over the last 5 years and is ideal for first or second timer buyers, a small family or a buy to let investor.

Property at a glance

Modern terraced house

2 Bedrooms

Re fitted bathroom & kitchen

Been updated throughout

Enclosed landscaped rear garden

Allocated parking for 2 cars

Lounge / dining area

Close to all local amenities

EPC Rating – D





It is close to all local amenities including shops, schools, parks, the train station and all major transport links.

In brief on the ground floor the property comprises of; entrance hallway, re fitted modern kitchen and good sized lounge / dining room.

Upstairs is the master bedroom with built in wardrobes and a further guest bedroom that currently has a single bed and a desk in so ideal as a bedroom, nursery or study, there is a also a re fitted modern family bathroom suite.

The rear has a beautiful landscaped garden to include grey slabs and artificial grass, there is a nice patio area and rear access.

Further benefits include allocated parking for two vehicles, gas central heating and double glazing throughout.

This property really needs to be viewed to appreciate the modern stylish finish and deceptive size.

CALL NOW TO BOOK YOUR VIEWING.



“For me this property is very deceiving in size and is ready to move straight into”

The Seller's View

"I absolutely loved this house when I came to view it due to the generous space inside and the amount of light flowing through, especially on a sunny day. The neighbourhood was so quiet and I also loved how green it was!

My favourite room would have to be the lounge, as it's so functional and a super entertaining space. It's also lovely and warm all year round with a super view to the garden too."



"My favourite room – The Lounge"

Services

Main water, gas and electric

Tenure

Freehold

Mobile Coverage: 4G coverage is available in the area - please check with your provider

Broadband Availability: Broadband is available in the area via fibre optic 38MB average download speed.

Utilities: Mains gas, electricity, mains water are connected.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Local Authority & Tax Band

Warwick District Council

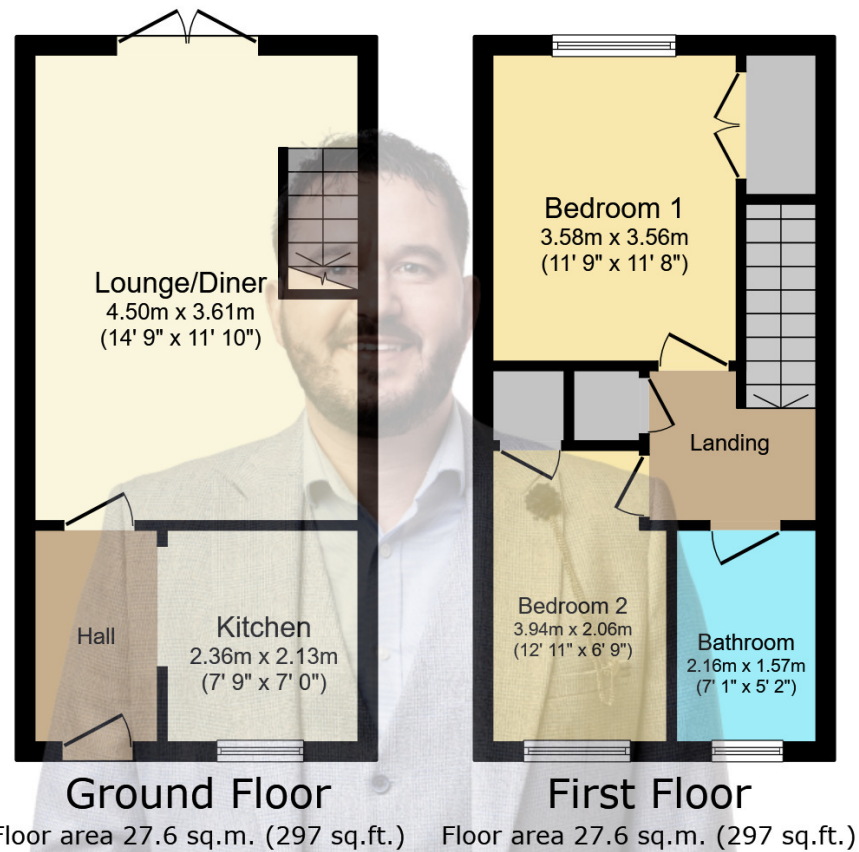
Tax band - C

Viewing Arrangements

Viewing strictly by appointment with sole agent

Nathaniel Cleaver - 07793 363210

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TOTAL: 55.2 sq.m. (594 sq.ft.)

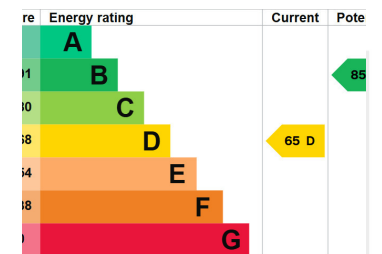
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Amenities/Distances

Close to all local amenities, schools, parks and transport links including the train station.

AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



About the Area

Warwick

Warwick is a town on the River Avon, in England's West Midlands region. It's known for the medieval Warwick Castle, founded by William the Conqueror. The Collegiate Church of St. Mary has a tower with city views and a Norman crypt. The timber-framed buildings of 14th-century Lord Leicester Hospital cluster by the city's West Gate. The St. John's House Museum is housed in a Jacobean mansion with gardens.



Warwickshire

Warwickshire is a ceremonial county in the West Midlands of England. It is bordered by Staffordshire and Leicestershire to the north, Northamptonshire to the east, Oxfordshire and Gloucestershire to the south, and Worcestershire and the West Midlands county to the west.



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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

So pleased that I chose The Property Experts to market the sale of my apartment in Leamington Spa. The customer service I received from Nathaniel Cleaver was warm and professional. The pictures and video of my property was absolutely stunning, showcasing the unique features of this period apartment .

From the very beginning, Nathaniel was very proactive using his expertise and knowledge to contact interested buyers. I was kept fully updated when a viewing was to take place, and prospective buyers comments were passed to me after each viewing.

The whole process went very smoothly, and I was confident that Nathaniel would find me a suitable buyer. He is very helpful, diligent, and cares about his customers .

Most importantly when an offer was made on my apartment the procedure from offer, to Exchange and completion of contracts was amazingly swift which for me was so stress free and a positive experience. I would highly recommend Nathaniel and The Property Experts.



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