



Earl Rivers Avenue

WARWICK GATES, CV34 6EN

Nathaniel Cleaver
The **Leamington Spa** Property Expert





A very well presented family home set in the ever popular area of Warwick Gates. It is close to all local amenities, schools, parks, the train station, The Shires Retail Park as well as being close to both Leamington Spa and Warwick town centres..

Property at a glance

Detached family residence

Four bedrooms

Family bathroom, two en suites and downstairs WC

Living room, dining room & conservatory

Kitchen & utility room

Enclosed mature South West facing rear garden

Driveway parking for 3 & single integrated garage

Close to all local amenities, parks, schools etc.

EPC Rating – C





In brief the property comprises of; good sized entrance hall, dining room with large bay window to the front, living room, kitchen / dining area, conservatory, utility room, WC and under stairs storage cupboard.

Upstairs is a fantastic sized master bedroom suite with dressing area (8 built in wardrobes) and en suite shower facilities, a further second double bedroom with built in wardrobes and en suite shower room, a third double bedroom again with built in wardrobes and a 4th bedroom which has built in storage and is currently set up as a study but could be bedroom, games room, nursery or home office, there is also a white family bathroom and the loft is fully boarded.

To the rear is a very well maintained and mature South West facing enclosed rear garden, it is well established and has lots of plants, trees and borders as well as a shed and bin storage to the side. It is mainly laid to lawn with a pathway outside the perimeter of the house.

Further benefits to this property are the driveway parking with parking for 3 vehicles, single integrated garage, it is double glazed throughout and has gas central heating.

This property is being offered for sale with no onward chain..



“For me this property is the ideal family home due to the amount of space it offers.”

The Seller's View

“Our favourite room was always the conservatory as it joins the kitchen but also overlooks the enclosed rear garden.

With it being South West facing it is a sun trap too.”



“Our favourite room – The Conservatory.”

Services

Mains water, gas and electric

Tenure

Freehold

Property & Services information

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 30MB average download speed via Openreach or EE.

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

Local Authority & Tax Band

Warwick District Council

Tax band - F

Viewing Arrangements

Viewing strictly by appointment with sole agent
Nathaniel Cleaver - 07793 363210
nathaniel@thepropertyexperts.co.uk

Amenities/Distances

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



Ground Floor
Floor area 82.0 sq.m. (883 sq.ft.)

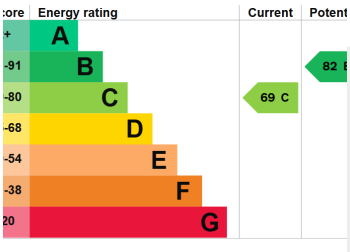
First Floor
Floor area 67.2 sq.m. (724 sq.ft.)

Total floor area: 149.3 sq.m. (1,607 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.in

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 Leycester 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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