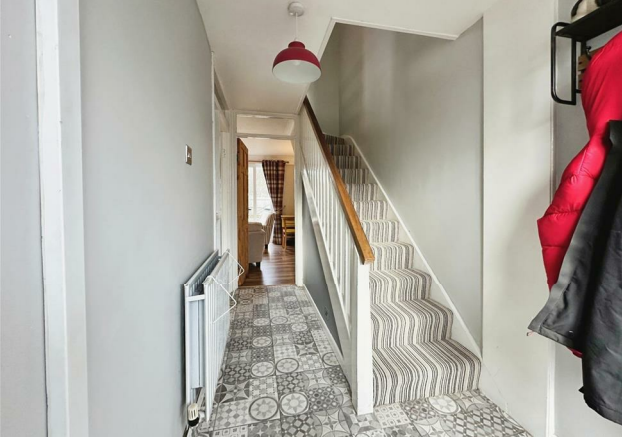




SALTISFORD GARDENS,

complete ●●●
SALES & LETTINGS





A 1970's terrace in a cul-de-sac in Warwick, would be great for first-time buyers. The home comprises; a hall, lounge/diner, kitchen, two double bedrooms and bathroom. There is a good-sized rear garden and the potential for off-road parking to the front - subject to getting permission to drop the curb from the council. The location is just off The Birmingham Road, being close to Warwick Hospital, the canal waterways, walking distance to the town centre, train station and the Warwick Parkway station. Potential off-road parking*- for the right offer the owner will drop the curb. Offered No Chain.



It's in the detail...

Hallway

UPVC double glazed entrance door with side matching window leading into the large entrance hall. stylish pattern tiled flooring. There is door to the storage cupboard which houses the Ferolli gas boiler. A carpeted staircase leaves to the first floor as a double radiator and timber door to the lounge/diner, open doorway through to the kitchen.



Living Room

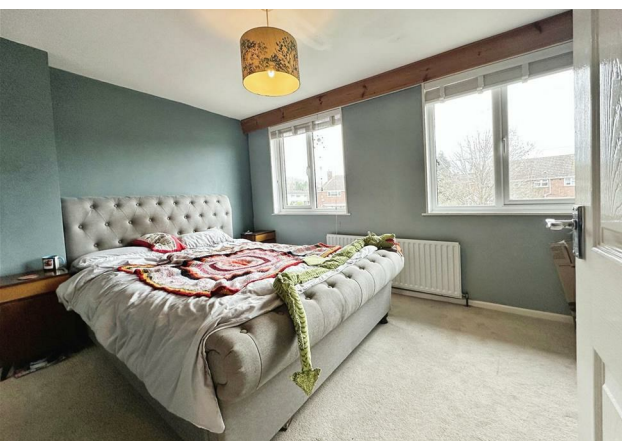
Timber effect, laminate flooring, brick, open fireplace, double radiator, coving, wall lights ceiling, light and a uPVC double glazed sliding door to the rear garden.

Kitchen

Green timber fitted kitchen with oak worktops, single bowl sink with drainer and mixer, oven, a four ring gas hob with extractor over, fitted fridge freezer, space and plumbing for washing machine and slimline dishwasher. UPVC double glazed window to the front, down-lights, radiator, white brick tiled splash-back, door to pantry and tiled flooring.

Landing

A carpeted landing, with painted doors to the two bedrooms and bathroom.



Bedroom One

Very spacious double bed with two uPVC double glazed windows overlooking the rear garden. There is a fitted wardrobe and a radiator

Bedroom Two

A double bedroom with a uPVC double glazed window overlooking the green to the front. There is a radiator and loft hatch to the boarded loft which has a ladder and a light.

Bathroom

A grey tiled bathroom with a white suite, comprising of a bath with a bi-fold shower screen, there is a mixer tap with handheld shower attachment, pedestal hand wash basin & chrome mixer tap, chrome towel radiator and a toilet. There is a uPVC double glazed window to the front.



Garden

Good-sized garden lawn with timber retaining bedding areas and a gravel area to the rear. The garden is enclosed with timber fencing and has a gate to the side passage.

Front

The front has a graveled area which could become off-street parking- which

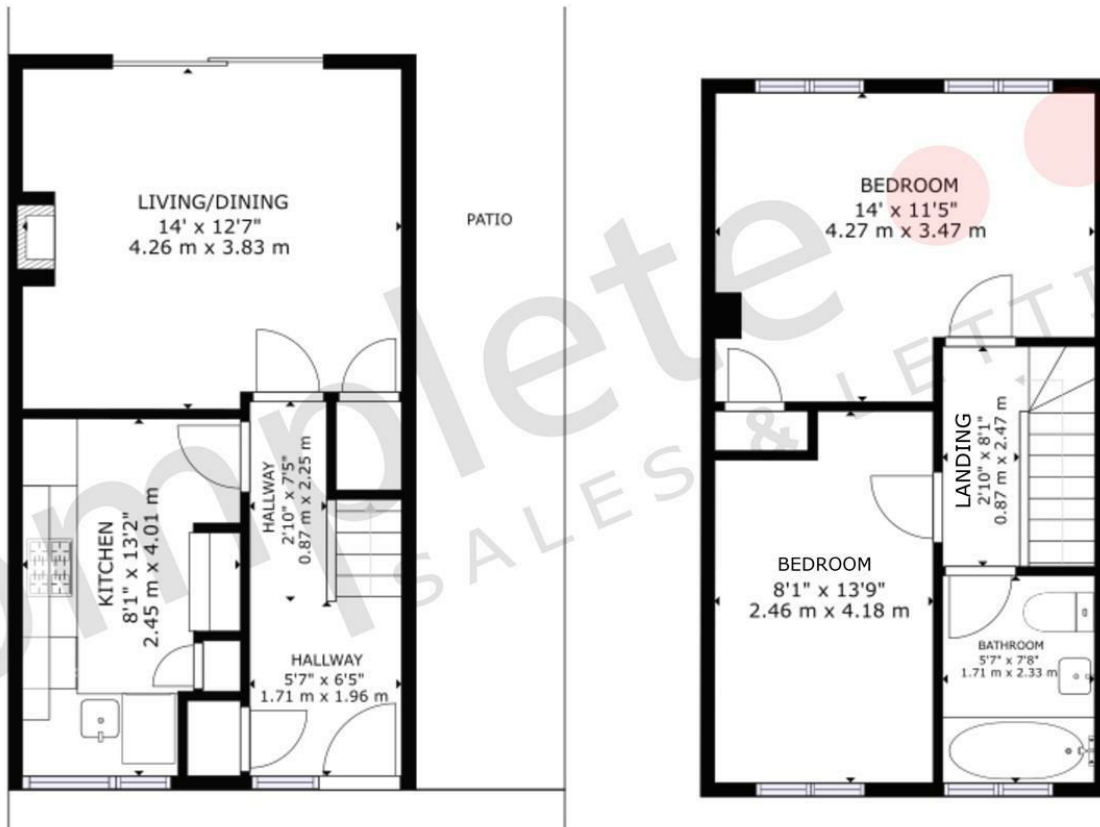


the owner will arrange to drop the curb for the right offer on the house

Location

- The local schools are excellent: Woodles Primary is 10-minutes walk, St Marys Primary is 10-minute walk, Aylesford School is 20-minute walk, Coten End Primary is just over a 15-20-minute walk away and has an Outstanding Ofsted Rating, and Myton Secondary School is c. 1 mile away and has a Good Ofsted Rating.
- It's a short walk to Warwick Railway Station, Warwick Parkway Station and the local bus routes are very good.
- It's a 15-minute walk to 2 fantastic parks: St Nicholas Park (with a children's playground, crazy golf, children's rides, and a café) and Priory Park (a natural park with meadow and woodland walks). Warwick Racecourse is also only a few minutes away and is a lovely spot for a walk. Nice canal walks, also the Saltisford Common play area is a short walk away.
- There are several great pubs within walking distance, including The Bowling Green, The Black Pug, The Wild Boar, The Roebuck and The Saxon Mill.
- There are lots of lovely cafes within the town which is a 10-15 Minute walk.
- Smith Street with lots of independent shops and restaurants is also a 15-minute walk away.
- Warwick Square (with lots more pubs and restaurants) is a 10-15-minute walk





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GROSS INTERNAL AREA
 FLOOR 1: 364 sq ft, 33.85 m², FLOOR 2: 356 sq ft, 33.06 m²
 EXCLUDED AREAS; PATIO: 472 sq ft, 43.83 m², YARD: 541 sq ft, 50.22 m², PORCH: 181 sq ft, 16.84 m²
 TOTAL: 720 sq ft, 66.91 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Granite Countertops
Quality and style go hand in hand. The beautiful kitchen countertop and island provide an ideal space to eat, drink and entertain.

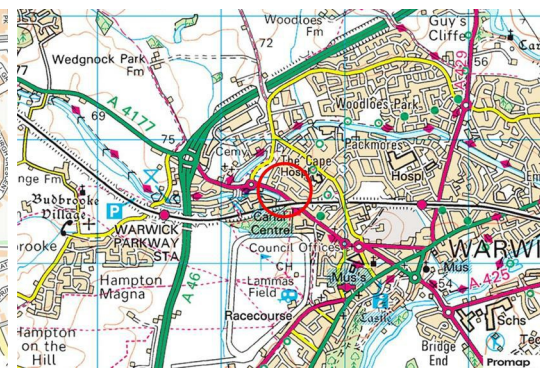
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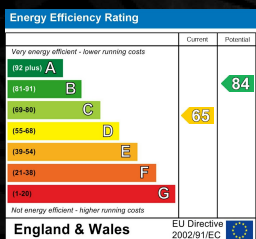


- A 1970's Terrace Home
- Upstairs Bathroom
- Lounge Diner & Kitchen
- Facing The Green Front
- Walking Distance To Warwick Parkway
- Two Double Bedrooms
- Warwick Hospital Easy Walk
- Large Rear Garden
- Potential Off Road Parking
- No Chain



SALTISFORD GARDENS, WARWICK

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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