



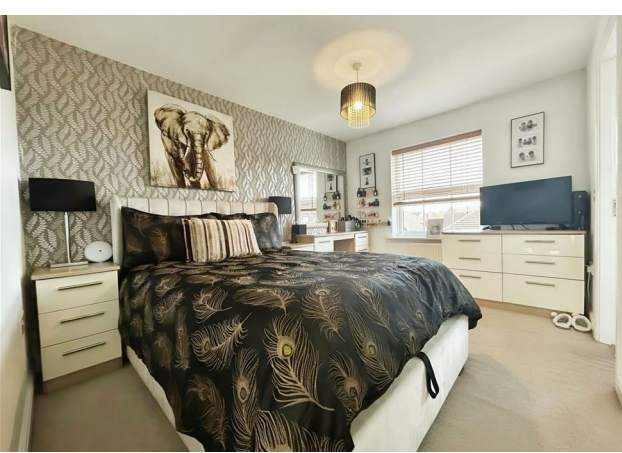
RAMBURES CLOSE, WARWICK GATES

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SALES & LETTINGS





Complete Estate Agents are delighted to present this immaculate three bedroom three storey town house in the popular area of Warwick Gates. The property comprises of entrance hallway, cloakroom, utility room, garden room/secondary lounge with patio doors leading to a well maintained and pretty garden. To the first floor an outstanding and spacious kitchen/dining room with built-in appliances and French doors leading onto balcony providing natural light, large L-shaped sitting room with feature fireplace. To the second floor there are three very good size bedrooms (master benefiting from an en-suite), family bathroom and airing cupboard.



Approach

The property is accessed by the driveway with parking for 2 vehicles.

Entrance Hall

Bright and airy entrance hall with wooden flooring central heating radiator, ceiling light points, understairs storage cupboard, door to guest WC, double glazed window, door to secondary lounge and stairs to living area.

Guest WC

Guest WC with low level flush WC, white ceramic hand wash basin with vanity unit beneath, wooden flooring and central heating radiator.

Secondary Lounge

Having wooden flooring throughout, double glazed doors to the rear garden, central heating radiator and ceiling light point.

Kitchen/Dining Room

Spacious and airy kitchen and dining room with integrated appliances, tiled flooring, spotlights, tiled splashback surround, wall and base level storage cupboards, large gas double oven, stainless steel extractor fan, double glazed window and French doors to balcony.



Living Room

Large living room with two double glazed windows, gas fire with marble surround, ceiling light points and central heating radiators.

Utility Room

Utility room with tiled flooring and splashback, housing the combi boiler and double glazed door to the rear garden.



Master Bedroom

Good sized double bedroom with built in wardrobes, central heating radiator ceiling light point and door to the en-suite.

En- suite

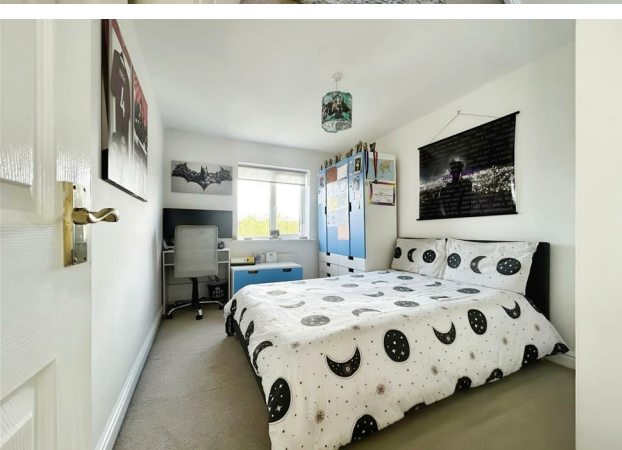
Fully tiled en-suite bathroom with large walk in shower enclosure with sliding door, white ceramic hand wash basin with vanity unit underneath, low level flush WC, central heating radiator and double glazed window to the rear elevation.

Bedroom Two

Double bedroom, fully carpeted with double glazed window to the rear aspect, central heating radiator and ceiling light point.

Bedroom Three

Single bedroom, fully carpeted with double glazed window, ceiling light point and central heating radiator.

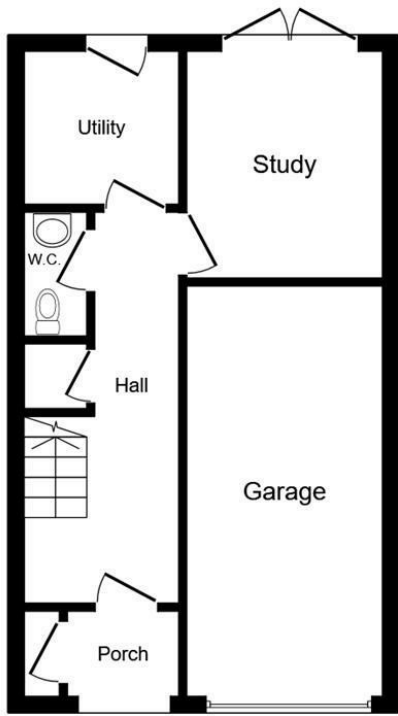


Rear Garden



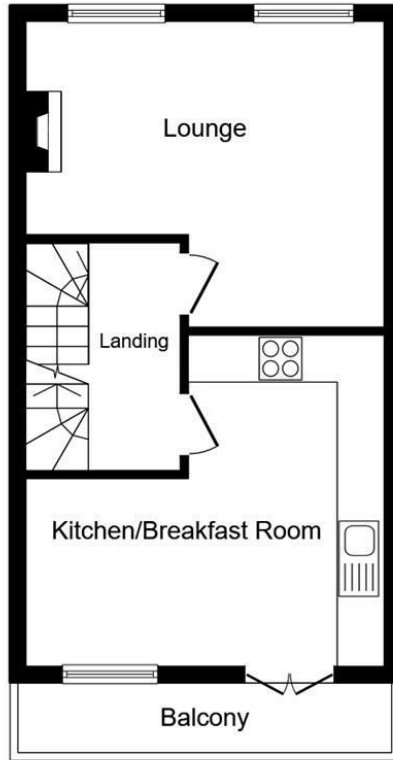
Large enclosed rear garden mostly laid to lawn with decking area and side gated access.





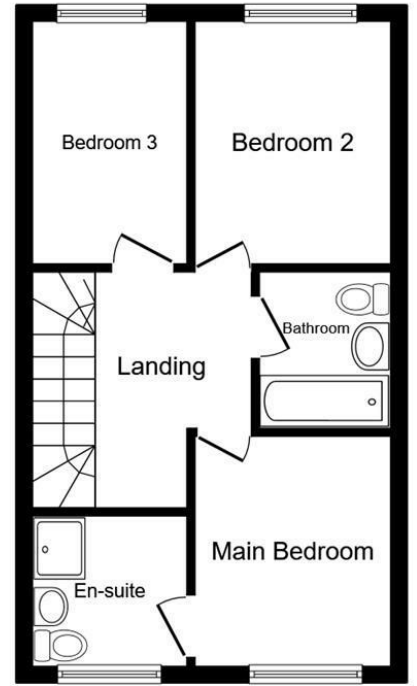
Ground Floor

Floor area 37.8 m² (407 sq.ft.)



First Floor

Floor area 42.5 m² (458 sq.ft.)



Second Floor

Floor area 37.8 m² (407 sq.ft.)

TOTAL: 118.1 m² (1,271 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





- Three Bedrooms
- Driveway Parking
- Private Cul-De-Sac
- Three Story TownHouse
- Good Sized Garden

- End Terrace
- Immaculate Condition
- Integral Garage
- Light & Airy
- Balcony To The Front



RAMBURES CLOSE, WARWICK

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

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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