



STYLES CLOSE, WARNEFORD MEWS

complete ●●●  
SALES & LETTINGS





"A lovely sunny West facing garden with shed to the rear, this home is very central with the town facilities and the train station on your doorstep"





Situated on the highly sought-after Warneford Mews development, this charming end terrace home, built by AC Lloyd in 1995, is perfect for first-time buyers. Just a short stroll from Leamington Spa's vibrant town centre and train station, this property offers an unbeatable location. The inviting home features an entrance hall, a spacious kitchen diner, a cozy living room, two well-proportioned bedrooms, and a stylish bathroom. Outside, you'll find a beautifully landscaped garden, perfect for relaxing or entertaining, and a generous driveway with space for three cars. Nestled just off Radford Road, this delightful home combines convenience with comfort, making it an excellent choice for those starting their homeownership journey.

It's in the details...

#### Entrance Hall

A timber double glazed timber entrance door leads into the hallway, which has a radiator and electric consumer unit. There is a painted timber door through to the kitchen diner.

#### Kitchen Diner

Quartersawn solid oak kitchen with antique style handles, dark worktops with single bowl stainless steel sink with mixer tap. Space for a gas cooker, space for an upright fridge freezer, tiled splash-back, glow warm energy 30C combination boiler, uPVC double glazed window to the front, down-lighting, a radiator and a door through to the living room.

#### Living Room

We have large uPVC double glazed sliding patio doors to the garden, wall-mounted gas pebble effect fire, a radiator and a staircase leading to the first floor.

#### Landing

Carpeted landing with doors through to the two bedrooms and bathroom. Loft hatch to the boarded loft.

#### Bedroom One

Spacious bedroom with a uPVC double glazed window to the front elevation, radiator and storage over the stairs.

#### Bedroom Two

With a uPVC double glazed window, radiator and wardrobe over the stairs.

#### Bathroom

Stylish bathroom with a white suite comprising of bath with bi-folding glass shower screen, rain head thermostatic main shower of handheld detachment. A useful tiled shelf, uPVC double glazed window, down-lights, an extractor, a toilet, a pedestal hand wash basin with mixer tap and there is a chrome radiator. Timber effect click flooring and modern tiled walls.

#### Rear Garden

A sunny West facing rear garden, which has an area of slabbed patio, contoured lawn with a red stoned pathway. Contoured bedding area full of plants and flowers. There is a gate through to the passageway, perimeter fencing and a shed to the rear.

#### Front & Parking

The property has a long drive for parking three cars, a bedded border for the plants and a small tree and pathway that leads to the gate. There is also a water tap and timber-built porch canopy.





### Location

Warneford Mews occupies a sought-after location just south of the Royal Spa town centre. Just a 10-minute walk from the train station, from which hourly fast trains run to London and also close to the canal which is great for walks. Convenient for everything Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, café and bars, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree-lined avenues, squares, parks, gardens and a range of excellent private and state schools, it is a very popular place to live and has been voted the happiest place to live in Great Britain in Rightmove's 2017 Happy at Home Index. The Sunday Times also recently listed Leamington as one of the best places to live in the UK.

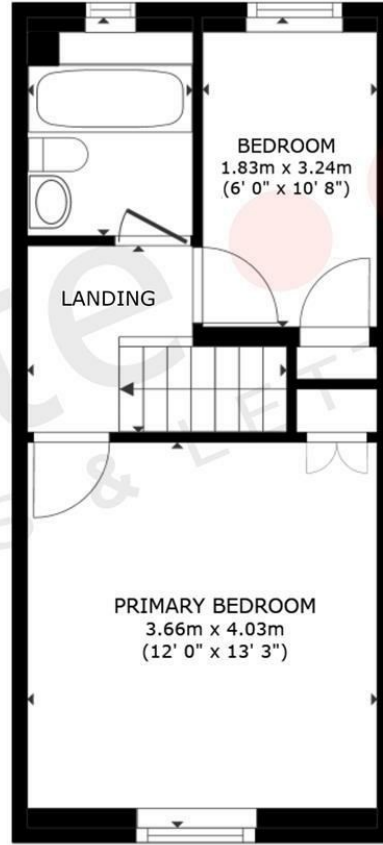




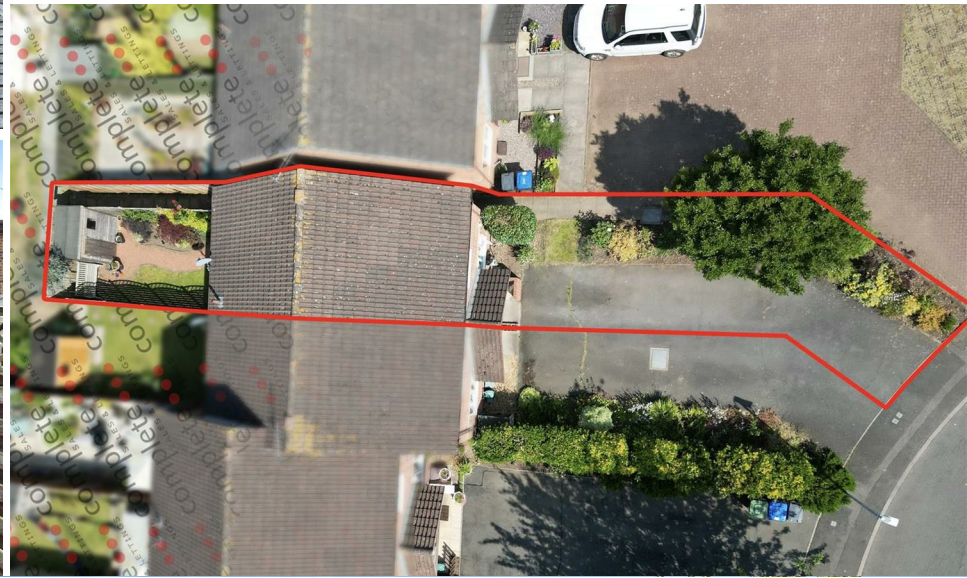


**complete** SALES & LETTINGS

Brian Williams  
01926 887723  
The Leamington Property Expert



GROSS INTERNAL AREA  
GROUND FLOOR 32.0 sq.m. (345 sq.ft.) FLOOR 1 31.1 sq.m. (335 sq.ft.)  
EXCLUDED AREAS : PATIO 6.2 sq.m. (67 sq.ft.) SHED 3.4 sq.m. (37 sq.ft.) VERANDA 2.7 sq.m. (29 sq.ft.)  
TOTAL : 63.1 sq.m. (679 sq.ft.)

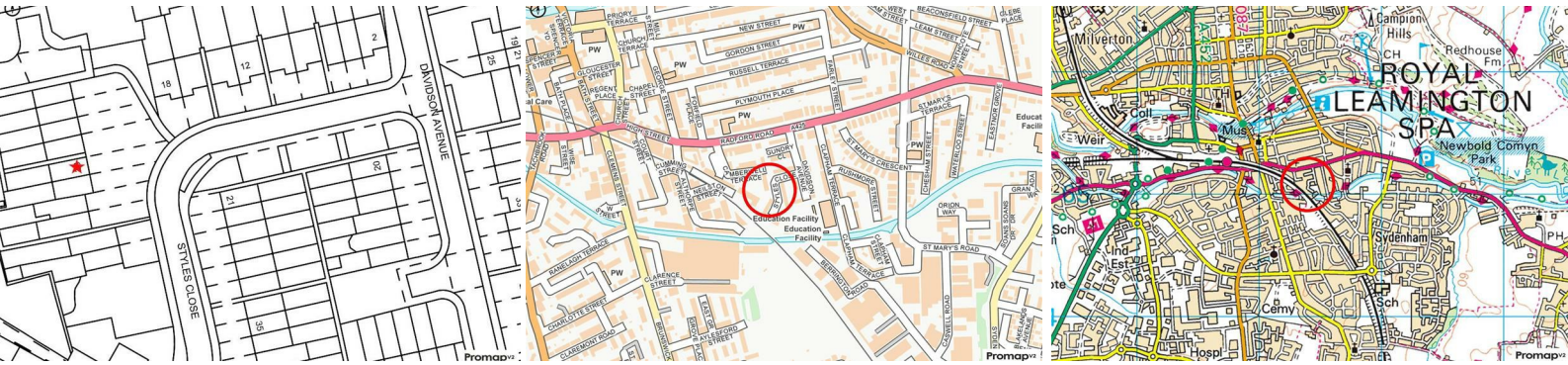






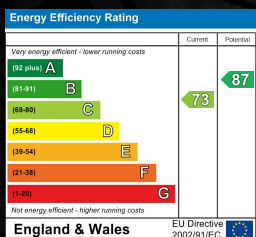
- AC Lloyd Built 1995
- Two Bedrooms
- Kitchen Diner
- West Facing Garden
- Perfect Starter Home

- Vibrant Town Position
- Lounge
- Re-Fitted Bathroom
- Three Parking Spaces
- Train Station Moments Walk



## STYLES CLOSE, LEAMINGTON SPA

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



1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW  
 Tel: 01926 887723  
 sales@complete247.co.uk  
 www.complete247.co.uk

**complete** ●●●  
 SALES & LETTINGS