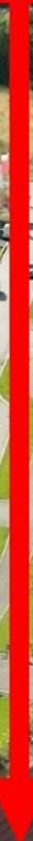
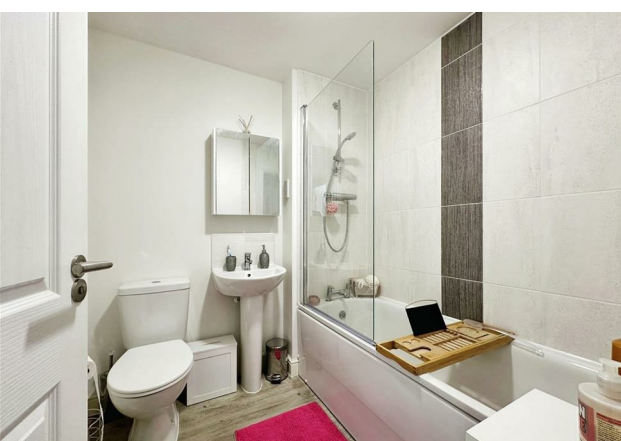


THISTLE AVENUE, THE PRIORS

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SALES & LETTINGS





A very stylish two bedroom semi-detached home built by Premier Builders Linden homes on The Priors development of Europa Way in Warwick in 2021. The property can be bought at 25% shared ownership or staircased all the way up to 100%. Comprises living room, kitchen diner, guest WC, two double bedrooms, en-suite and a family bathroom. There is parking for two cars as well as a large rear garden and it has a pleasant green aspect to the front. Property is well positioned for JLR, the Leamington train station, Shires Retail Park, Myton School catchment and has a benefit of both local towns- Leamington and Warwick. The benefits from approx 7 years NHBC warranty remaining. Offered no chain.

It's in the details...

It's in the details...

Front

There is a landscaped front garden with coloured pebbles and planting, there's an outside light and a tiled storm porch. The frontage has a green aspect with railings. A composite entrance door, with a porthole window leads into the living room.

Living Room

With a uPVC double glazed window to the front elevation, carpeted staircase leading to the first floor, with under-stairs storage - ideal for a dog bed. There is a door to the cloak storage cupboard, with an electric fuse box and a door through to the inner vestibule.

Inner Vestibule

Door to guest WC and door to kitchen diner.

Guest WC

Fitted with vinyl flooring, pedestal hand wash basin with mixer tap, toilet, chrome towel radiator and extractor.

Kitchen Dining

Fitted with vinyl flooring, gloss kitchen and drawer units with brushed chrome handles, which includes dark timber effect worktops, a 1 & 1/2 bowl sink with a mixer tap, a fitted oven, four ring gas hob, stainless steel back-splash and an extractor over. There is space and plumbing for a washing machine, fitted dishwasher, space for an upright fridge freezer and a cupboard housing the Ideal gas combination boiler. There is a uPVC double glazed window and uPVC double glazed French doors to the garden. There was a good-sized storage cupboard.

Landing

A carpeted landing which has doors through to the two bedrooms and the bathroom. Loft hatch.

Bedroom One

Double bedroom with feature panelled wall, radiator, a UPVC double glazed window overlooking the rear garden. Door to the en-suite.

En-Suite

It has a shower with a glass sliding door, a thermostatic mains shower, a pedestal hand wash basin, with a chrome mixer tap, a toilet, an electric shaver point, an extractor and a chrome towel radiator.

Bedroom Two

Another double bedroom with ample space for bedroom furniture also has a cupboard above the stairs. There is a radiator and a uPVC double glazed window with a green aspect to the front.



Bathroom

Fitted with a white suite comprising of a bath with a glass shower screen, mixer tap and thermostatic shower over. There is a pedestal hand wash basin with a chrome mixer tap, a toilet, an electric shaver point, an extractor and a chrome towel radiator.

Rear Garden

This home benefits from a good-sized rear garden with an extended patio and large lawn, enclosed with perimeter feather edge fencing and there is a gate through to the driveway.

Driveway

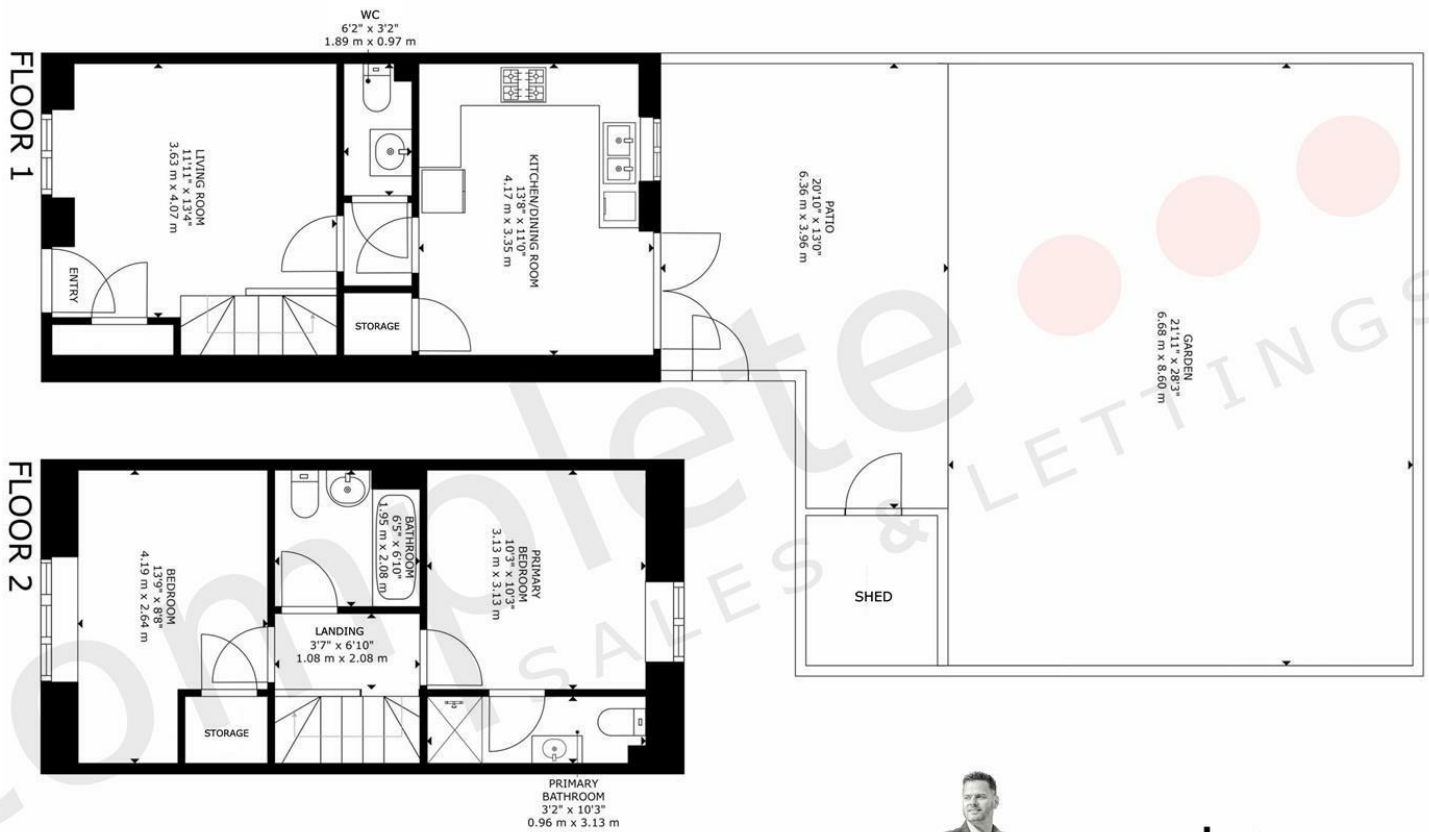
Drive for parking two cars

Location

Located just off Europa Way, providing easy access to both Leamington and Warwick Town Centres with their associated train stations. These importantly provide easy commuting to both London (1h30m) and Birmingham (30m) as well as many other population centres and the M40 motorway network is less than ten minutes commute by car.

Leamington Spa and Warwick offers in abundance a vast array of independent boutiques and chain retailers, a thriving social scene including excellent pubs, restaurants, cafes and bars and the local schooling is widely regarded as being excellent for all ages. There is a plethora of day to day amenities and your never far from something to do be that for young professionals, retirees or





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GROSS INTERNAL AREA
 FLOOR 1: 386 sq. ft, 35 m², FLOOR 2: 388 sq. ft, 36 m²
 TOTAL: 774 sq. ft, 71 m²
 EXCLUDED AREA: PATIO: 227 sq. ft, 21 m²
 GARDEN: 619 sq. ft, 57 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Brian Williams
 01926 887723
 The Leamington Property Expert



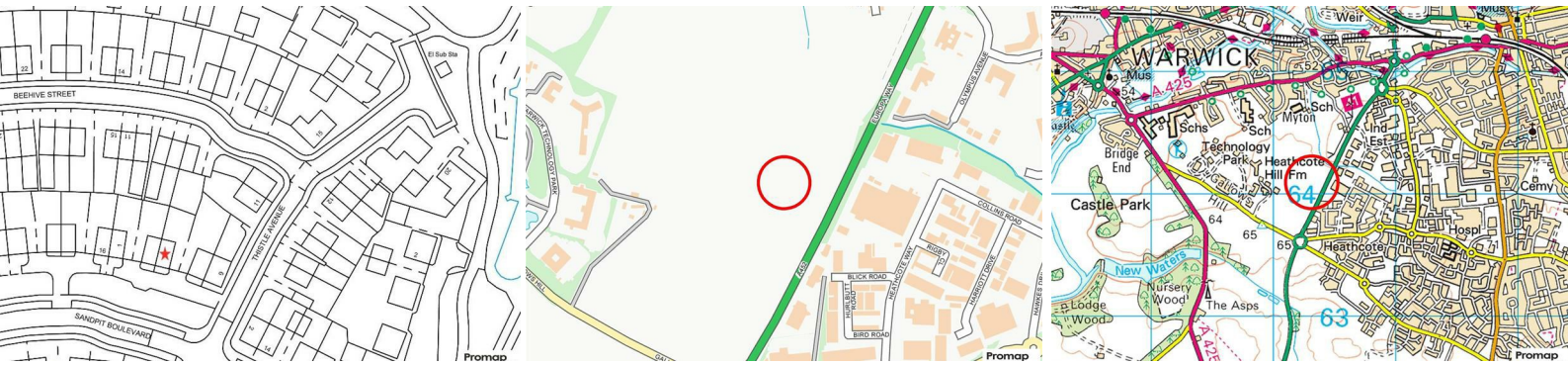
*RED LINE FOR GUIDANCE, ACTUAL PLOT MAY VARY

families. The Cotswolds are on the doorstep of the town only being a short drive away making this development ideally situated whatever your needs.





- Modern Semi
- Two Double Bedrooms
- Living Room & Guest WC
- Remaining NHBC 7 Years
- Facing Green Area
- Linden Homes 2021
- En-Suite & Bathroom
- Kitchen Diner
- Two Parking Spaces
- No Chain- 25% Shared Ownership



THISTLE AVENUE, WARWICK

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

Energy Efficiency Rating	
Current	Potential
83	97
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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