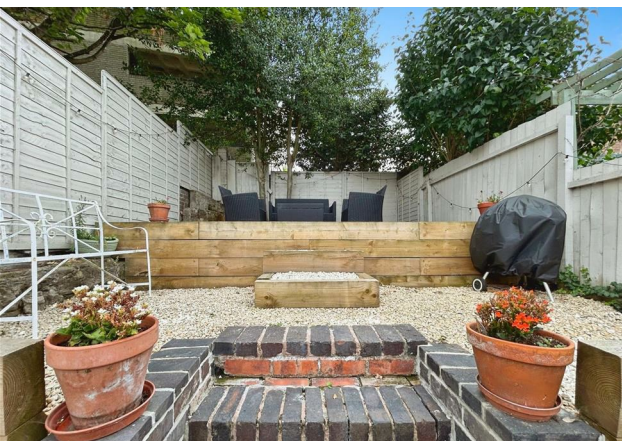
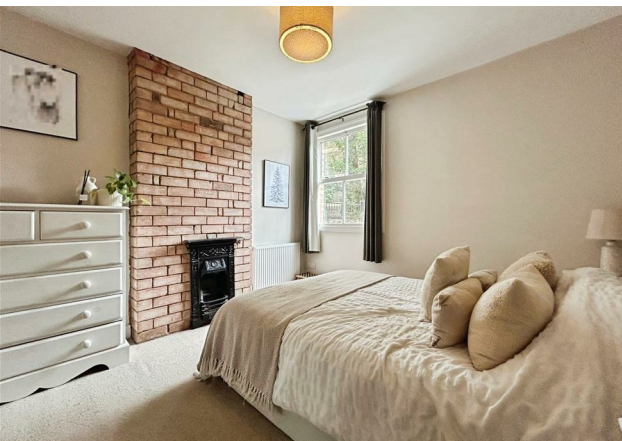




LINEN STREET, WARWICK

complete ●●●
SALES & LETTINGS





Welcome to this beautifully updated Edwardian end terraced home – full of character yet thoughtfully modernised for today's living in a town centre location, close to Warwick Racecourse.

Entering the property you're welcomed into a bright & comfortable sitting room, perfect for relaxing or entertaining. At the rear, you'll find a stylish, refitted kitchen that's ready for home cooking and everyday life plus the newly refitted family bathroom.

Upstairs offers two comfortable double bedrooms with historic charm.

Outside, the low-maintenance, tiered, walled courtyard garden is ideal for enjoying a morning coffee or evening sunshine, with the bonus of an elevated decked area.

Living Room

Step inside through a timber and obscured glass front door into a welcoming lounge, filled with natural light from the double-glazed bay window to the front. The room features elegant herringbone laminate flooring, a central heating radiator, decorative wall panelling, and a charming fire surround with electric fireplace, creating a bright yet cosy living space.

Kitchen Dining Room

The kitchen continues with the attractive herringbone laminate flooring and benefits from a spacious pantry and understairs storage. Fitted with a range of wall and base units complemented by wood work surfaces, the space includes a five-ring gas hob with oven, tiled splashback, and a modern white ceramic sink with drainer and mixer tap. Additional features include a central heating radiator, spotlights, decorative wood panelling, and ample space for a fridge freezer and small dining table. From here, stairs rise to the first floor and a door leads to the newly refitted bathroom.

Family Bathroom

A beautifully refitted bathroom featuring an L-shaped bath with shower over, low-level flush WC, and a contemporary ceramic hand basin with mixer tap set within a sleek vanity unit. The space is finished with wood-effect laminate flooring, spotlights, and an obscured glass window to the rear aspect, enhanced further by a Velux window that allows additional natural light. Thoughtfully designed with eaves storage, this stylish bathroom combines practicality with modern elegance.

Bedroom One

The master bedroom is fully carpeted and beautifully decorated in neutral tones, creating a calm and welcoming space. Character features include an exposed brick wall and original fireplace, complemented by a double-glazed window to the rear aspect. A central heating radiator and ceiling light point complete this charming room.

Bedroom Two

A generous double bedroom, fully carpeted and filled with natural light from the large front-facing double-glazed window. The room benefits from a storage cupboard with loft access, central heating radiator, and ceiling light point. Character is added with an exposed brick feature and original fireplace, making it an ideal second bedroom or versatile home office.

Rear Garden

The property boasts a split-level rear garden, thoughtfully designed with a lower patio area and an elevated decked terrace, perfect for outdoor dining and entertaining. Fully enclosed with painted brick walls and timber fencing, the garden also features outside storage housing the washing machine and dryer. Timber planting boxes, along with mature shrubs and trees, enhance both privacy and charm.



Location

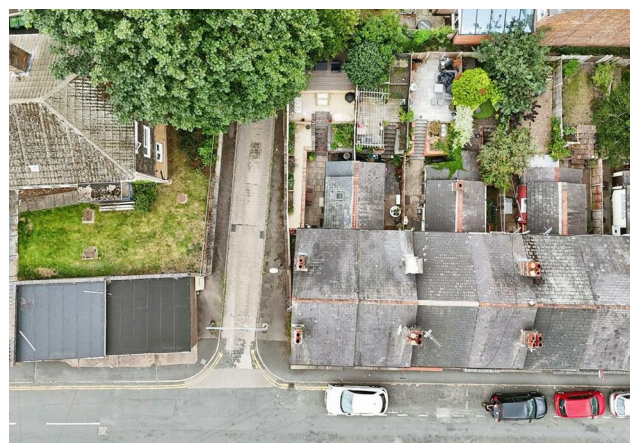
Located in a convenient position close to beautiful Warwick Racecourse, close to local amenities and falling within the catchment area of a number of local independent and public schools. Convenient for Warwick castle and a great choice of high street and boutique shops, restaurants, café's and bars, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree-lined avenues, squares, parks and gardens, Warwick is a much sought after place to live.

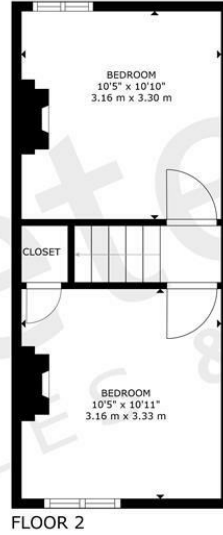
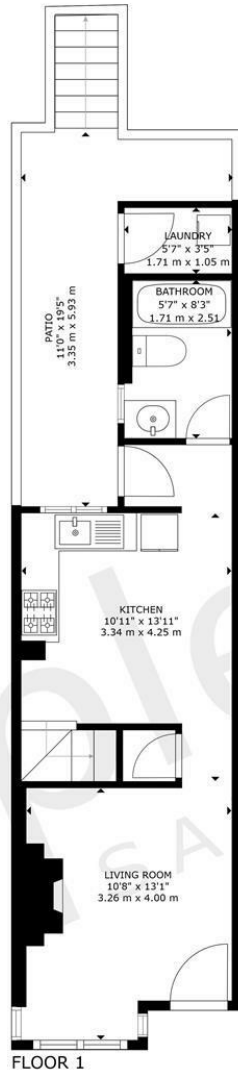
Market Appraisal

If you are considering selling your property, we would be delighted to give you a free no-obligation market appraisal. Our experience, knowledge and comprehensive marketing with local and internet advertising will get your property seen in all the right places. Please contact us today to arrange your property appraisal.

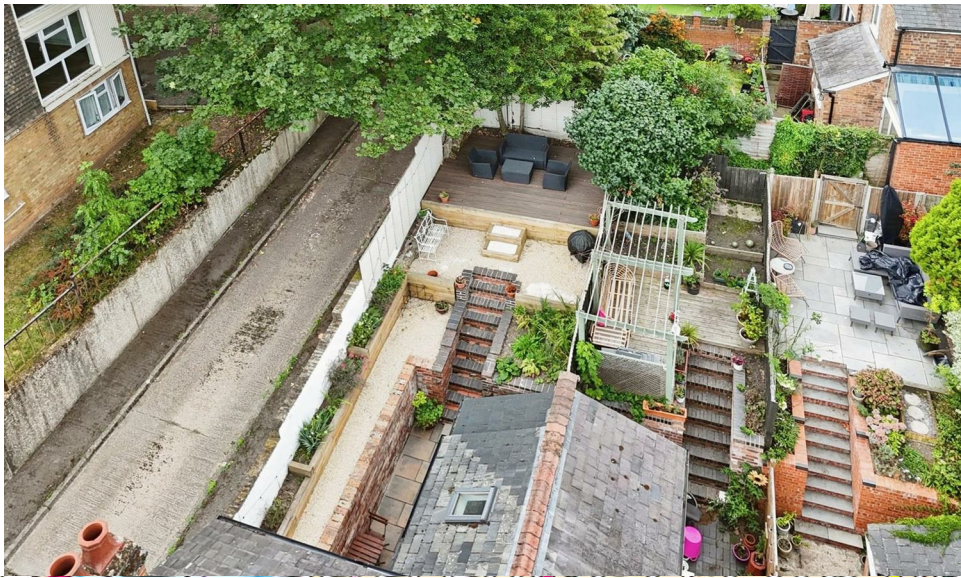
Mortgage Services

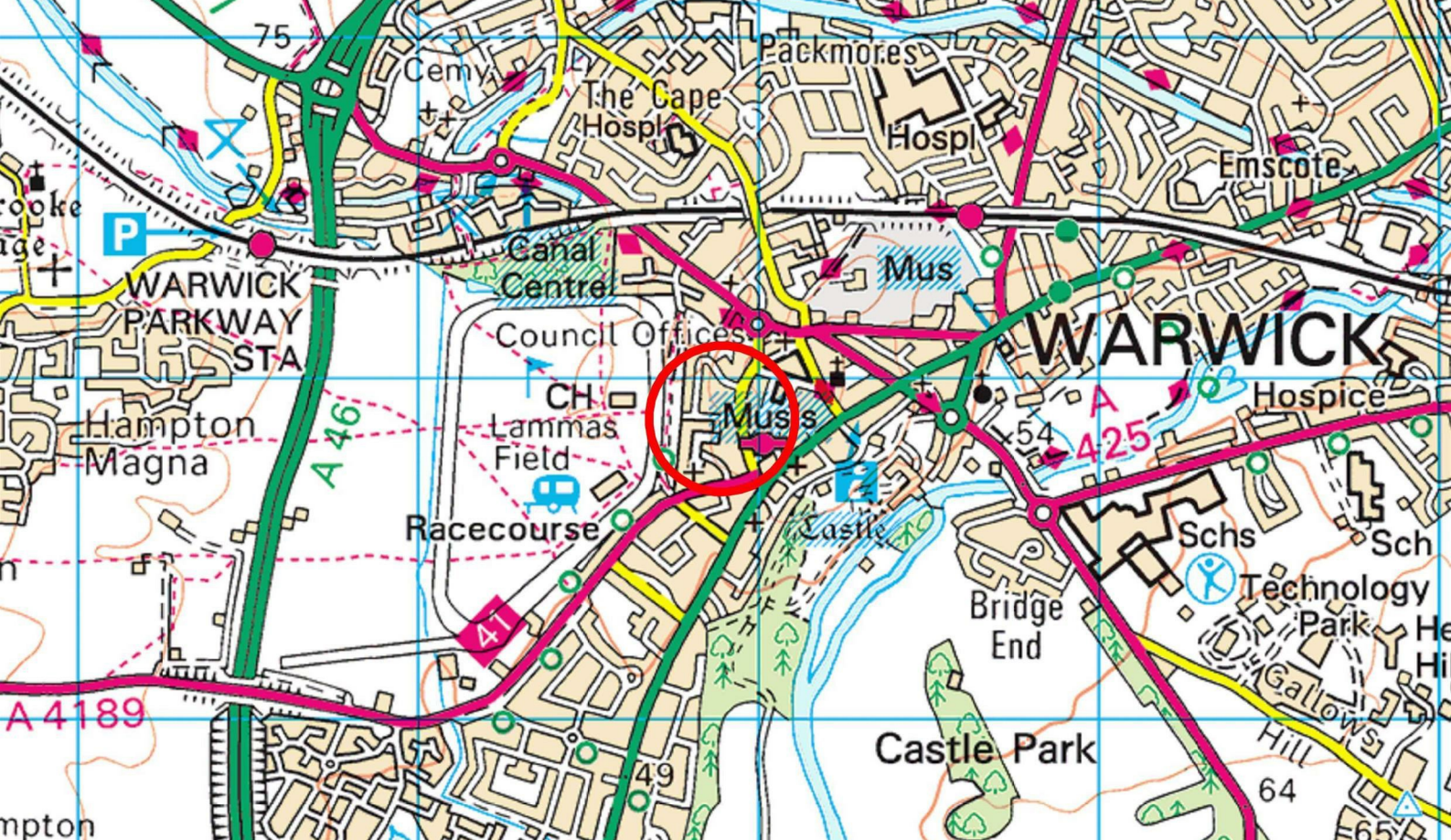
Complete Estate Agents can offer professional mortgage advice, from independent mortgage advisors they will help to source a product that will suit your budget and needs from virtually the whole of the mortgage market.





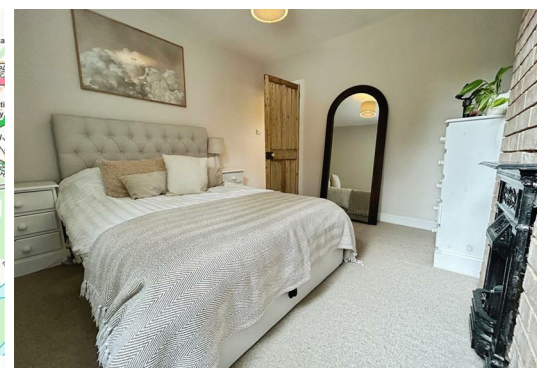
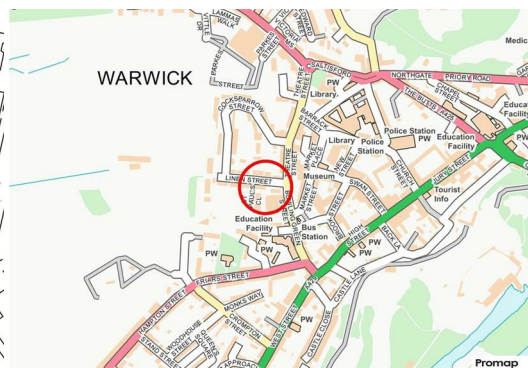
GROSS INTERNAL AREA
FLOOR 1: 394 sq. ft, 36 m², FLOOR 2: 263 sq. ft 24 m²
TOTAL: 657 sq. ft, 61 m²
EXCLUDED AREA: PATIO: 118 sq. ft, 10 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





- End Terraced Property
- No Chain
- Refitted Bathroom
- Living Room
- First Time Buyer Opportunity

- Warwick Town Centre
- Two Double Bedrooms
- Fitted Kitchen
- Unique Rear Garden
- Street Parking



LINEN STREET, WARWICK

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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	
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	

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

complete ● ● ●
 SALES & LETTINGS