



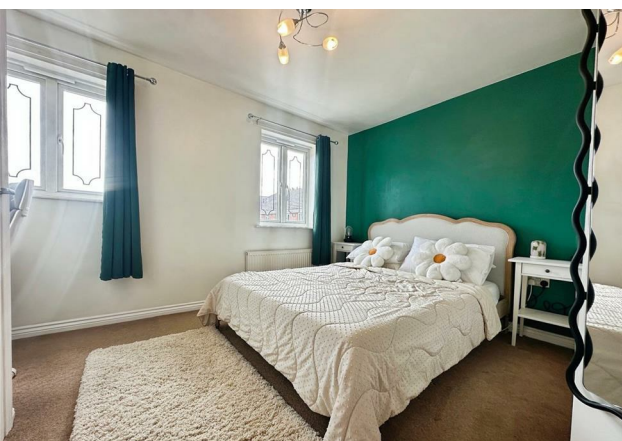
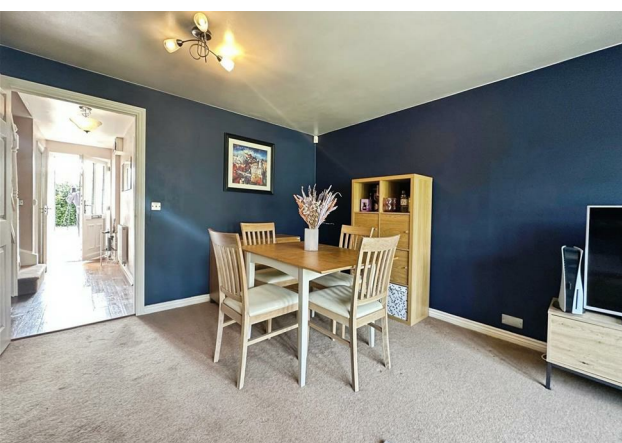
PAROLLES CLOSE, HEATHCOTE

complete ●●●  
SALES & LETTINGS









A well-presented end terrace property that was built in 2001 on the Heathcote development in Warwick, just south of Leamington. The property comprises an entrance hall, guest WC, granite kitchen, lounge diner, three bedrooms and a family bathroom. The property benefits from two areas of garden, with the main garden being a lawn with a large patio and the secondary garden is a large corner of patio/stoned area. There is a garage and off-road parking. The location is family-oriented, with expensive green walks and parks, local schools along Vickers Way, Oakley School and Myton School.

It's in the details...

#### Hallway

UPVC double glazed door leads into the hallway with dark engineered oak flooring, a radiator, a carpeted staircase leading to the first floor with open storage below. Doors leading to the lounge diner and guest WC and open doorway through to the kitchen.

#### Guest WC

Toilet, vanity storage handbasin with a chrome mixer tap and some splashback tiling. There is a radiator and a uPVC double glazed window to the front.

#### Kitchen

A modern in-frame oak built kitchen, with brushed satin handles and granite worktops. Includes an engraved drainer and one and a half bowl stainless steel inset sink with a surface mounted mixer tap. There's a double fitted Bosch oven, four ring Bosch gas hob and a Bosch extractor over. There is space and plumbing for a washing machine and space one upright fridge freezer. There is black bevel edged brick splashback tiling, tiled flooring and a radiator.

#### Lounge Diner

A spacious lounge diner, which has two radiators, UPVC double gate French doors to the garden of matching side windows.

#### Landing

A carpeted landing, which has doors to the three bedrooms and family bathroom. Loft hatch.

#### Bedroom One

A double bedroom with a triple fitted wardrobe, a feature painted wall, storage cupboard over the stairs, there is a radiator and two uPVC double glazed windows.

#### Bedroom Two

With pink painted walls, a radiator and a uPVC double glazed window overlooking the garden.

#### Bedroom Three

With green painted walls, a radiator and a uPVC double glazed window overlooking the garden.

#### Bathroom

Fitted with a white suite comprising: a deep bath with chrome mixer tap, a pedestal hand wash basin, with a chrome mixer tap, a toilet, a Mira electric shower over the bath, with glass bi-fold shower screen. Bathroom





has an extra extractor fan, tiled splash-back, a radiator and a uPVC double glazed window.

#### Rear & Side Garden

There is a large area of extended patio, good size garden enclosed with painted timber fencing. There are two steel patio light fittings. The patio turns into a pathway that leads to the gate to the front but also spurs off towards the pedestrian door to the garage. There's two areas of stone- this area would be grate for sheds and bikes, etc.

#### Garage

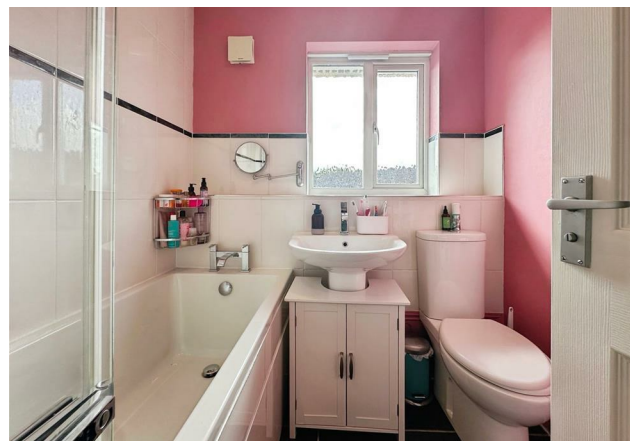
A brick built garage with an up and over door power and lighting. Eaves storage.

#### Parking

Off-Road parking for one vehicle to the front

#### Location

Set within the favourable Heathcote/Warwick Gates development, this property is well-placed to take advantage of the close road networks such as Harbury Lane, M40 & Fosse Way. There are amenities within Warwick Gates, including parks, green walks, doctors, food outlets, supermarkets and a public house. Close by, there is also the Shires retail park and Leamington Spa town centre itself, with its array of boutique-style shops,





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GROSS INTERNAL AREA

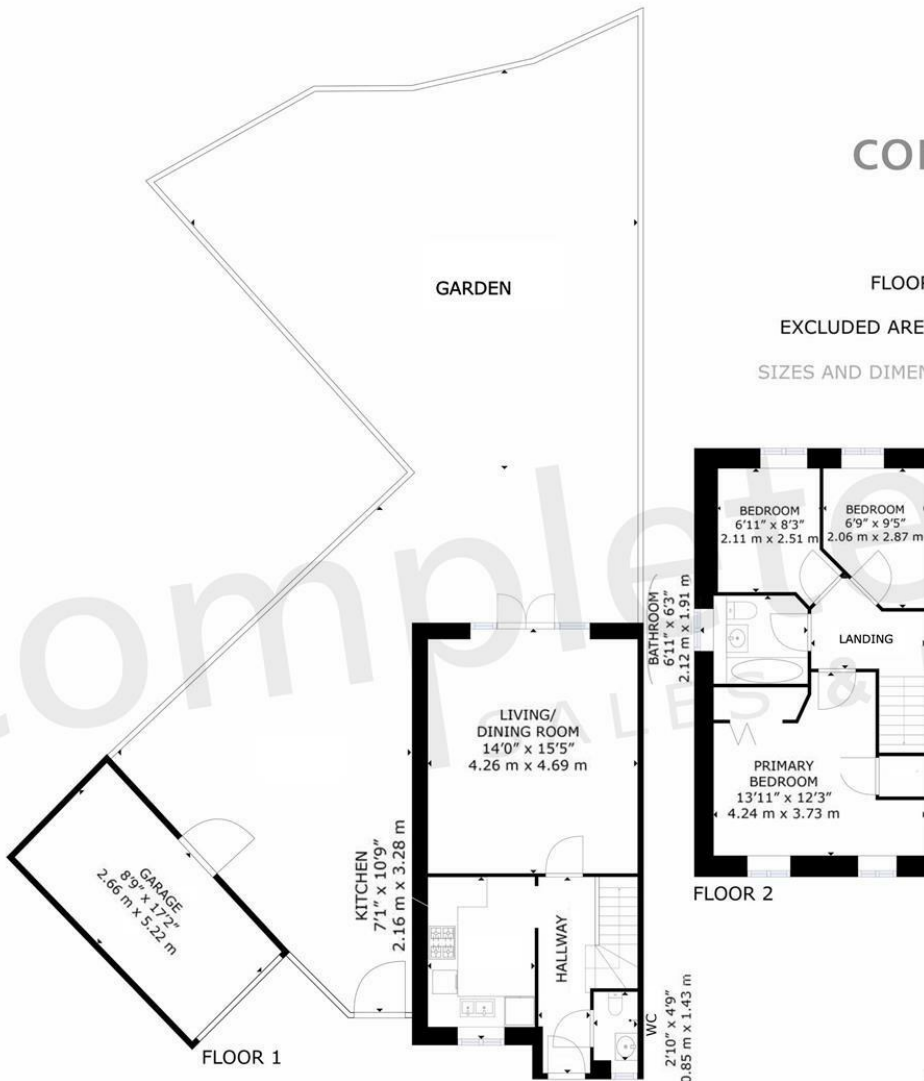
FLOOR 1: 406 sq. ft, FLOOR 2: 412 sq. ft

TOTAL: 818 sq. ft

EXCLUDED AREAS: GARAGE: 143 sq. ft, GARDEN: 640 sq. ft

PATIO: 532 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Leamington Property Expert



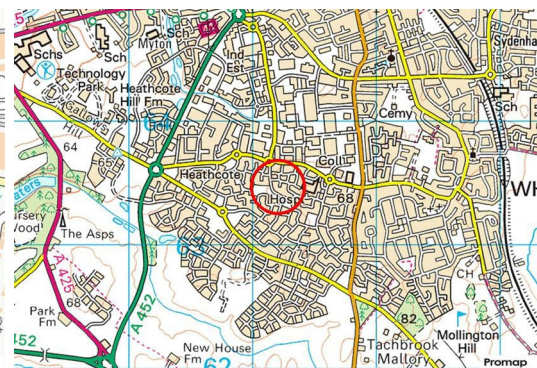
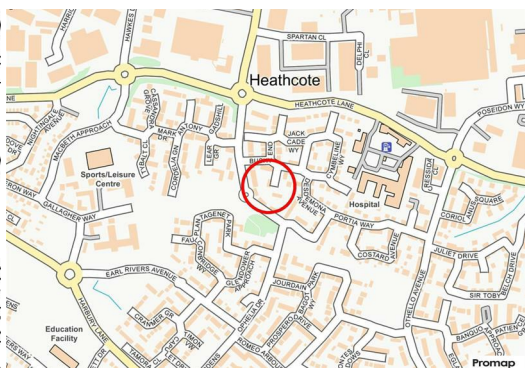
restaurants, cafes and beautiful parks. The property is in good school catchments, including Myton School and also has a local primary & infant school on Vickers Way and the new Oakley School. The train station is only a short drive from the property and has regular trains to Birmingham and London stations. Warwick town centre is a short drive away with so many more boutiques, outlets, restaurants and bars- also the Warwick Castle!





- End Terrace
- Built In 2001
- Oak Kitchen
- Bathroom
- Close To Parks & Schools

- Three Bedrooms
- Living Dining Room
- Guest WC
- Garage & Parking
- Corner Plot



## PAROLLES 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	
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	
71	78
England & Wales	
EU Directive 2002/91/EC	

1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW  
 Tel: 01926 887723  
[sales@complete247.co.uk](mailto:sales@complete247.co.uk)  
[www.complete247.co.uk](http://www.complete247.co.uk)

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