



Connells

Banquo Approach
Heathcote WARWICK

Banquo Approach Heathcote WARWICK CV34 6GB

for sale
£250,000



Property Description

Located in the sought-after development of Warwick Gates, this well-presented two-bedroom terraced home offers spacious and practical accommodation, making it an ideal first-time purchase or investment opportunity.

The accommodation comprises a fitted kitchen, downstairs cloakroom, and a spacious lounge with access to the rear garden. To the first floor are two well-proportioned bedrooms and a family bathroom.

Outside, the property benefits from a south facing lawned rear garden, ideal for relaxing or entertaining. To the front, there is driveway parking for one vehicle, together with an additional parking space, available on a first-come, first-served basis and shared with the neighbouring property.

Warwick Gates is a popular residential location offering excellent access to Leamington Spa town centre, Warwick, local amenities, highly regarded schools, and major transport links including the M40.



Location

Situated within the popular Warwick Gates development, Banquo Approach enjoys a convenient position on the southern edge of Warwick, offering easy access to both Warwick and Leamington Spa. The area is well served by a range of everyday amenities including supermarkets, local shops, cafés, health facilities and leisure amenities, all within easy reach. Families benefit from a selection of well-regarded schools nearby, including primary and secondary options in Warwick, Leamington Spa and the surrounding area. For commuters, the property is ideally placed for access to the A46, M40 and wider Midlands motorway network, while Warwick and Leamington Spa railway stations provide regular services to Birmingham, London Marylebone and other major centres. This sought-after location combines excellent transport links with a strong range of local amenities, making it particularly attractive to professionals, families and downsizers alike.

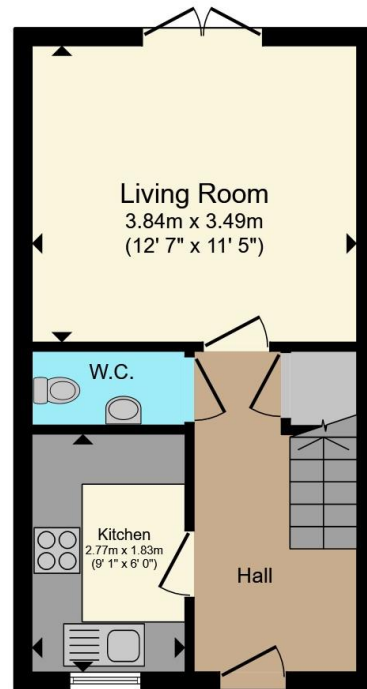
Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

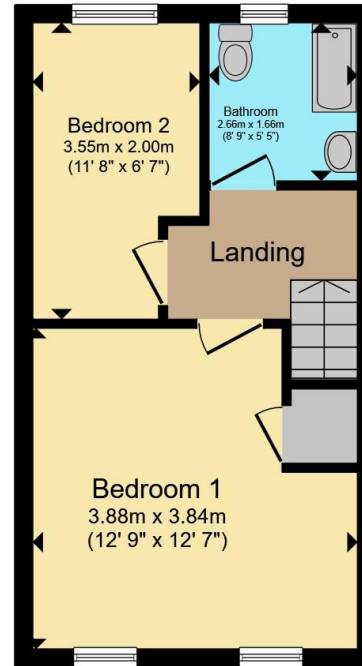








Ground Floor



First Floor

Total floor area 58.1 m² (626 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

Connells

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 LEAMINGTON SPA CV32 4LL

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SPA315737



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