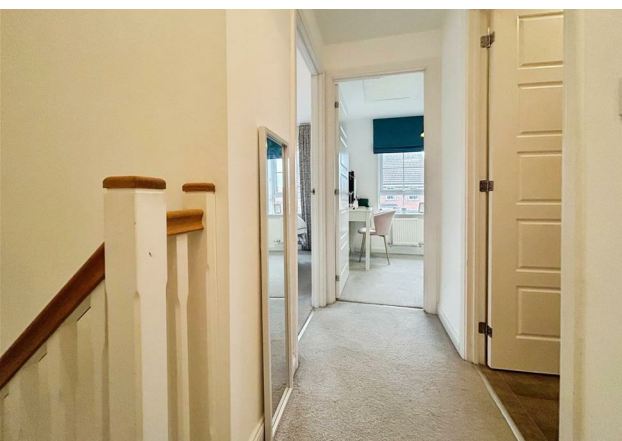




EDEN ROAD, HEATHCOTE

complete 
SALES & LETTINGS





A beautifully presented two-bedroom end-terrace home, ideally situated in a sought-after residential area on the outskirts of Leamington Spa. This modern property offers a spacious open-plan kitchen, dining, and living area, a convenient downstairs cloakroom, a well-appointed shower room, and two attractive bedrooms — including a primary bedroom with fitted wardrobes. Additional benefits include private off-road parking and a well-maintained exterior.

Entrance Hall

A welcoming entrance hall featuring stylish tile-effect flooring and a solid wood front door with an obscured glass panel. The space benefits from a central heating radiator and ceiling light point, with doors leading to the inviting living area and convenient guest washroom.

Guest Cloakroom

A well-proportioned guest cloakroom featuring wood-effect laminate flooring, a low-level flush WC, and a compact pedestal hand wash basin with mixer tap and tiled splashback. Additional features include an extractor fan, central heating radiator, and ceiling light point.

Kitchen

A beautifully fitted kitchen offering a range of base and wall-mounted cupboards and drawers, complemented by wood-effect countertops. Features include a stainless steel sink with drainer and mixer tap, integrated fridge freezer, and washer dryer. The space also benefits from a gas hob with oven below and a stainless steel extractor fan, all set on attractive flooring for a modern finish.

Lounge/Diner

An open plan bright and spacious lounge diner featuring light oak-effect laminate flooring and dual-aspect double-glazed windows to the front and side, filling the room with natural light. The space includes central heating radiators and a ceiling light point, creating a warm and inviting atmosphere.

Shower Room

Stylishly appointed shower room featuring tiled-effect laminate flooring and a large tiled shower enclosure. Includes a ceramic pedestal hand basin with mixer tap and tiled splashback, central heating radiator, extractor fan, shaving point, and ceiling light point.

Stairs & Landing

Carpeted stairs and landing with central heating radiator large storage cupboard housing the Combi boiler and doors to both bedrooms .

Bedroom One

A spacious, fully carpeted double bedroom featuring dual-aspect double-glazed windows to the front and side elevations, allowing plenty of natural light. The room benefits from double fitted wardrobes, a large storage cupboard with hanging rail, a central heating radiator, and a ceiling light point.

Bedroom Two

A fully carpeted single bedroom, ideal for use as a guest room or home office. Features include a double-glazed window to the front elevation, central heating radiator, loft access, and ceiling light point.



Outside & Parking

Driveway parking adjacent to the property and small paved pathway to the front door.

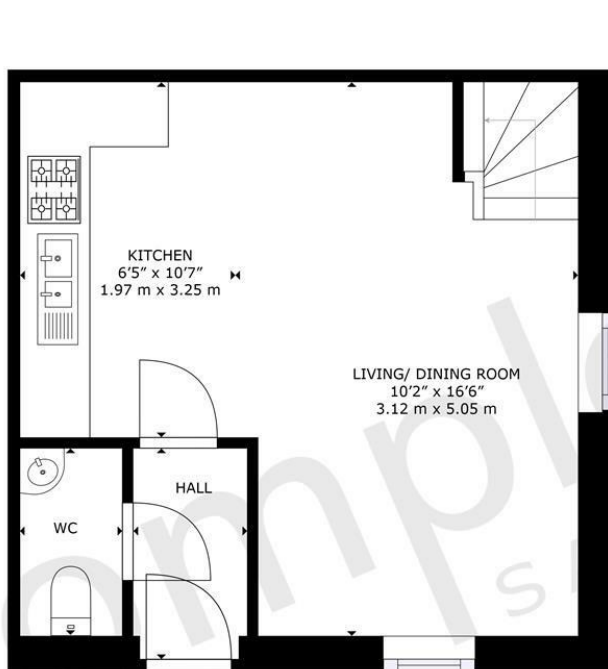
Location

Heathcote/Warwick Gates is situated South of Leamington Spa, East of Warwick, both of these popular towns are full of parks, listed & Historic buildings, beautiful architecture and have an abundance of bars, restaurants, cafés and great independent shops as well as large chains- there is always some events and family occasions to attend. Leamington was voted the best place to live in the Midlands and one of the happiest places to be in the UK. Heathcote has an area within a short walk of this home with newly constructed shops. Lovely country walks can be found close by with Tachbrook Country Park right on your doorstep and there is also a Nuffield Heath fitness & well-being centre with walking distance of the property.

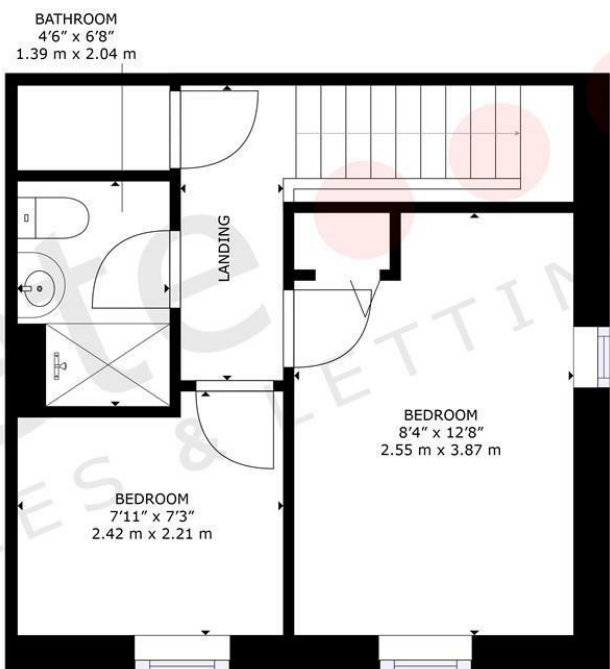
The local transport links are second to none with the M40 under just over a mile away and mainline trains available from Warwick, Warwick Parkway and Leamington Spa - from here you can reach central London in just over an hour. Birmingham International Airport in 25mins and Birmingham City Centre in 30mins.

Warwick and Leamington offer exceptional schooling both independent and state-run primary and secondary. There is Heathcote primary school just a short walk from this wonderful family home as well as two nurseries and a local community centre. There is also a new secondary school being built locally.





FLOOR 1

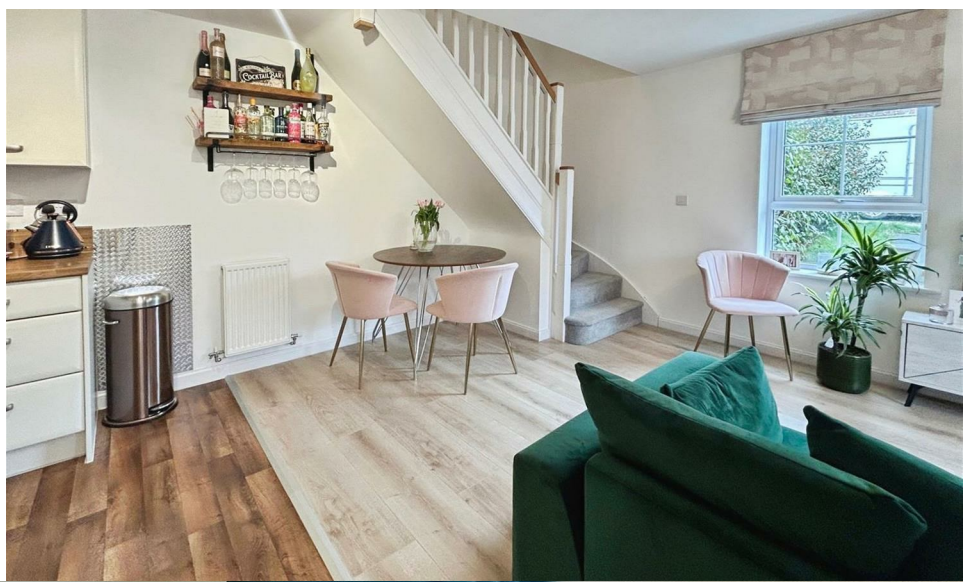


FLOOR 2

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GROSS INTERNAL AREA
FLOOR 1: 301 sq. ft, 28 m², FLOOR 2: 296 sq. ft, 27 m²
TOTAL: 597 sq. ft, 55 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



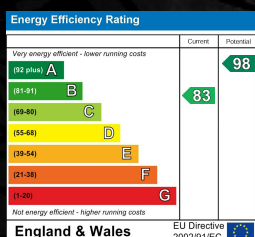


- End Terraced Property
- Two Bedrooms
- Driveway Parking
- Off Road Parking
- Ideal First Time Buyers Property
- Guest Cloakroom/WC
- Open Plan Living/Dining
- Family Bathroom
- Cul De Sac Location
- Popular Location



EDEN ROAD, WARWICK

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



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