



Thistle Avenue

WARWICK, CV34 8BY

Nathaniel Cleaver

The **Leamington Spa** Property Expert





**STUNNING MODERN SEMI DETACHED
PROPERTY SITUATED IN EVER POPULAR
LOCATION & READY TO MOVE STRAIGHT
INTO.**

Property at a glance

,Modern semi detached home

Two double bedrooms

Family bathroom, en suite & downstairs WC

Living room

Kitchen / dining area with integrated cooker / hob & dish
washer

Enclosed good sized rear garden with lawn area and extended
patio

Tandem driveway parking for 2 cars

Close to all local amenities, parks, schools, shops etc.

EPC Rating – B





A very well presented and very modern two double bedroom semi detached house located in the popular area of Warwick.

This house is in a perfect location for school catchments, motorway networks and local amenities. The property has 4 years approx. left of it's NHBC guarantee and is ready to move straight into.

In brief the ground floor consists of; living room, downstairs WC, under stairs storage cupboard and a good sized kitchen / dining area with integrated cooker / hob and dish washer, there is plenty of space for a dining table and four chairs too.

There is also a very pleasant enclosed rear garden which is mainly laid to lawn and fully fenced with an extended patio area and side access to your tandem driveway parking.

Upstairs there are two very good size double bedrooms, the master benefits from en suite shower facilities and bedroom two have built in storage over the stairs, there is also a white modern family bathroom suite.

Further benefits include tandem driveway parking to the side for two cars, gas central heating and double glazing throughout.

This property is very modern and well presented throughout and ideal for first timers or a small family.

"For me this property is ideal for first time buyers and is ready to move straight into."



The Seller's View

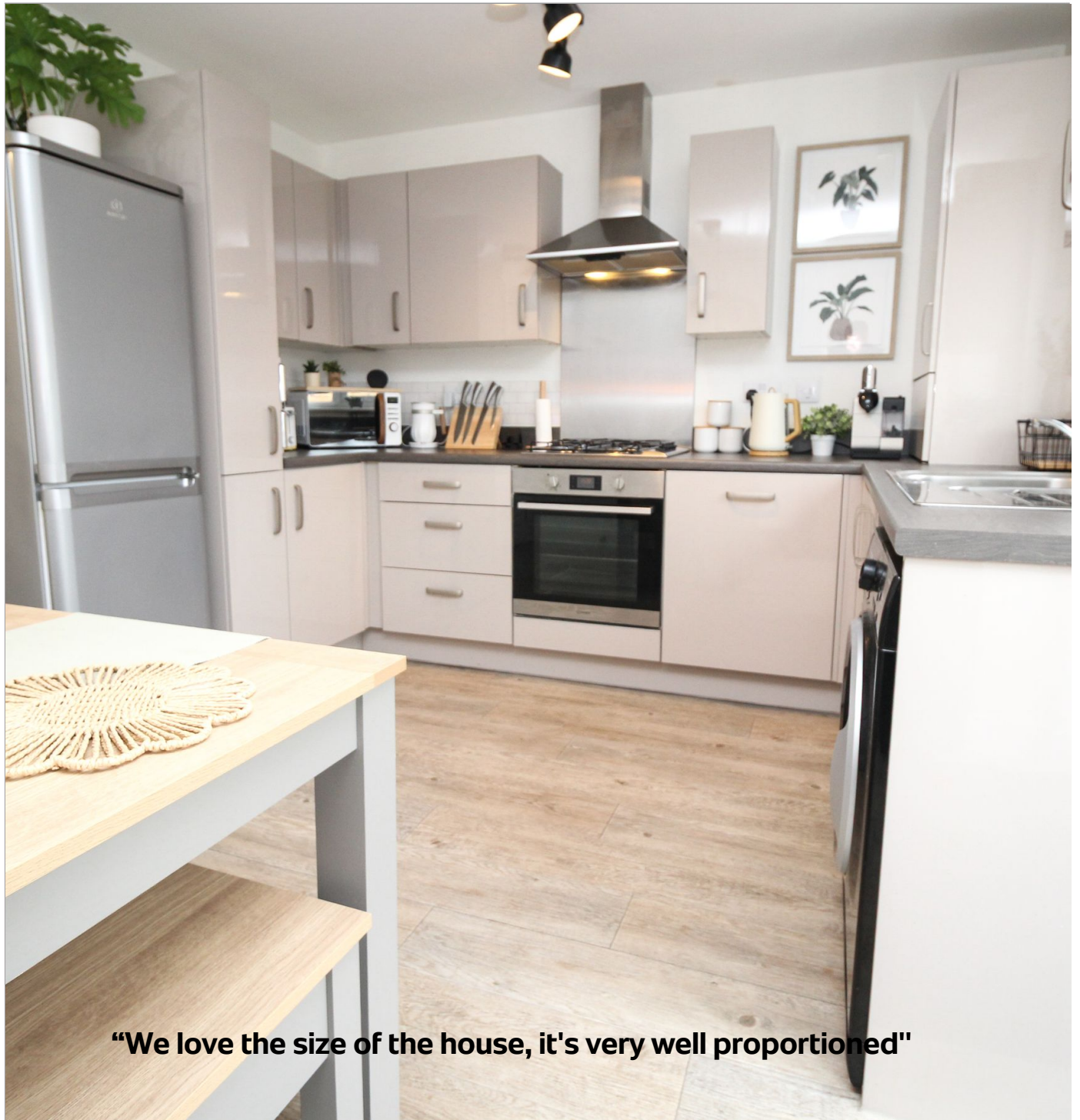
"The house is an equal walking distance to both Leamington Spa & Warwick which is great in the summer to be able to walk in to both towns.

The estate itself also has a lot of green space so is perfect for walk's, runs or dog walks.

It is very commutable and close to A45, A46 and the M40 and not far from Leamington Spa railway station.

We also love the general size of the house, we have two equal sized two double bedrooms, two bathrooms, parking for two and a generous sized kitchen / dining area with plenty of space for a dining table and chairs.

Everything is still very modern and we will be sad to leave!"



"We love the size of the house, it's very well proportioned"

Services

Mains water, gas and electric

Tenure

Freehold

Property & Services information

Mobile Coverage: 4G coverage is available in the area - please check with your provider.

Broadband Availability: Broadband is available in the area via fibre optic 30MB average download speed via Openreach or EE.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Local Authority & Tax Band

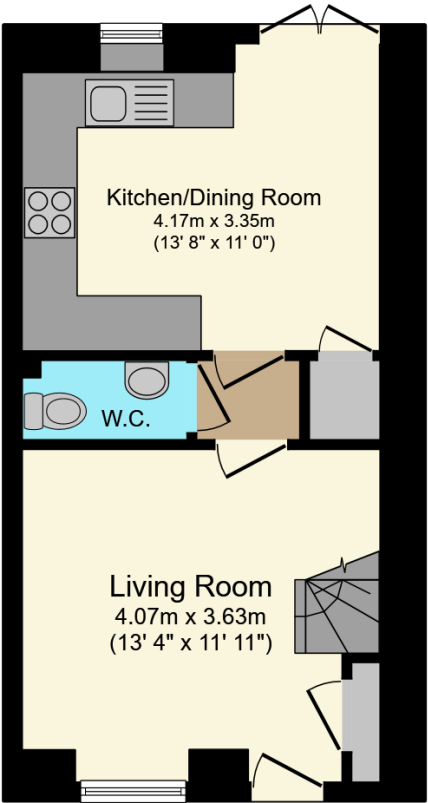
Warwick District Council
Tax band - D
EPC Rating - B

Viewing Arrangements

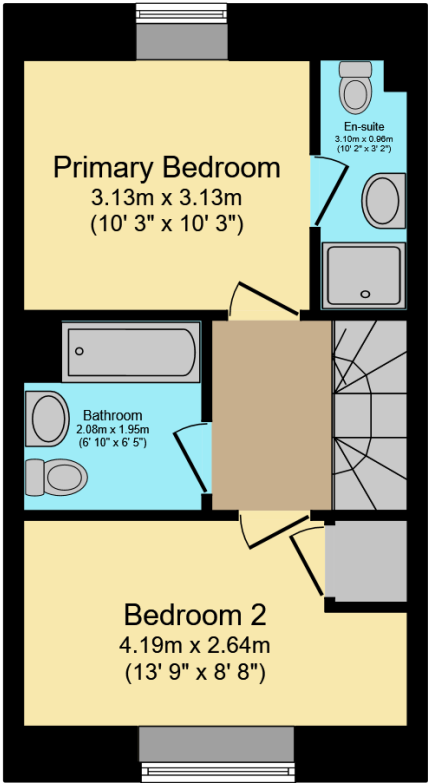
Viewing strictly by appointment with sole agent
Nathaniel Cleaver - 07793 363210
nathaniel@thepropertyexperts.co.uk

Amenties/Distances

Close to all local amenities, schools, parks and transport links including the train station and M40.



Ground Floor

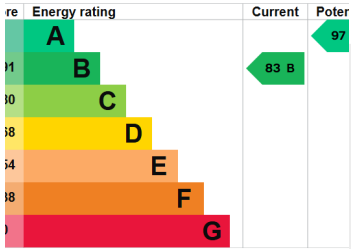


First Floor

Total floor area: 67.5 sq.m. (726 sq.ft.)

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

AGENTS NOTES
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



About the Area

Warwick

Warwick is a town on the River Avon, in England's West Midlands region. It's known for the medieval Warwick Castle, founded by William the Conqueror. The Collegiate Church of St. Mary has a tower with city views and a Norman crypt. The timber-framed buildings of 14th-century Lord Leycester Hospital cluster by the city's West Gate. The St. John's House Museum is housed in a Jacobean mansion with gardens.



Warwickshire

Warwickshire is a ceremonial county in the West Midlands of England. It is bordered by Staffordshire and Leicestershire to the north, Northamptonshire to the east, Oxfordshire and Gloucestershire to the south, and Worcestershire and the West Midlands county to the west.



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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

So pleased that I chose The Property Experts to market the sale of my apartment in Leamington Spa. The customer service I received from Nathaniel Cleaver was warm and professional. The pictures and video of my property was absolutely stunning, showcasing the unique features of this period apartment .

From the very beginning, Nathaniel was very proactive using his expertise and knowledge to contact interested buyers. I was kept fully updated when a viewing was to take place, and prospective buyers comments were passed to me after each viewing.

The whole process went very smoothly, and I was confident that Nathaniel would find me a suitable buyer. He is very helpful, diligent, and cares about his customers .

Most importantly when an offer was made on my apartment the procedure from offer, to Exchange and completion of contracts was amazingly swift which for me was so stress free and a positive experience. I would highly recommend Nathaniel and The Property Experts.



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