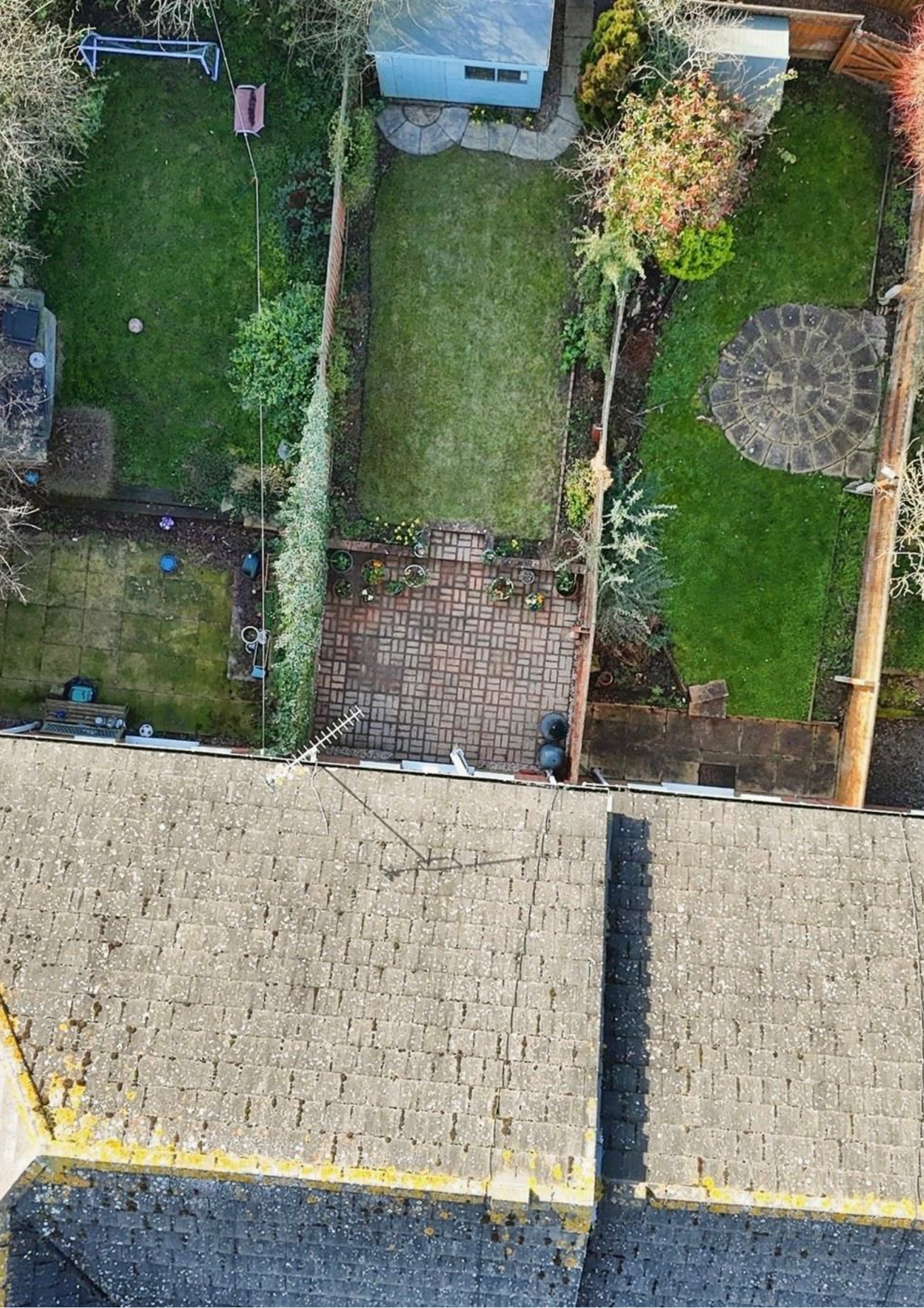
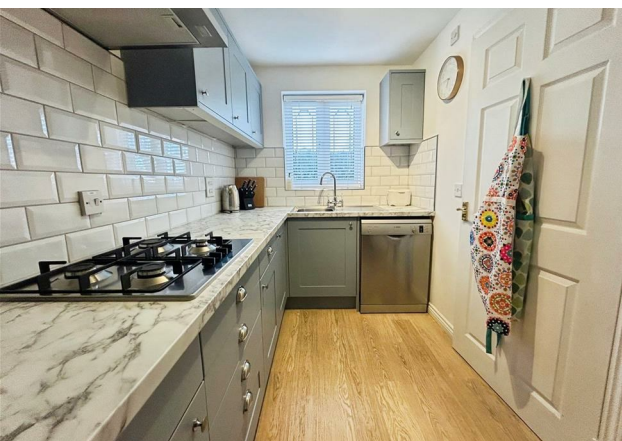




PERICLES CLOSE, HEATHCOTE

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SALES & LETTINGS





Immaculately presented throughout, this attractive two-bedroom mid-terrace home enjoys pleasant open outlook. Built by Messrs McLeans to the popular "Aston" design, the property offers well-proportioned accommodation ideal for modern living.

The ground floor comprises a welcoming entrance hall with stairs rising to the first-floor landing and access to both the kitchen and lounge. The bright and spacious lounge features French doors opening onto the rear garden, creating a lovely flow of natural light. The front-facing kitchen provides ample worktop space and room for appliances, completing the downstairs accommodation.

To the first floor are two generously sized double bedrooms and a family bathroom.

Externally, the property benefits from a delightful rear garden with a paved patio area, perfect for outdoor seating and entertaining. To the front, there is a pathway and bin store and adjacent to the property there is private parking for two vehicles.

Entrance Hall

A welcoming entrance hall featuring laminate flooring, a central heating radiator and ceiling light point. There is a large understairs storage cupboard housing the washer/dryer, along with a separate sliding door shoe cupboard, providing excellent storage solutions. Doors lead to the kitchen and living room, with stairs rising to the first floor.

Kitchen

Beautifully finished and fitted with light wood laminate flooring, the kitchen offers a range of base and wall-mounted cupboards and drawers, complemented by a tiled splashback. There is a gas hob with extractor fan, integrated gas oven and microwave, and space for a dishwasher and large fridge freezer. A stainless steel sink with mixer tap sits beneath a double glazed window to the front elevation, while a central heating radiator and ceiling light points complete this well-appointed space.

Living Room

A spacious and inviting living room, fully carpeted and featuring two ceiling light points and a central heating radiator. Double glazed French doors, with windows to either side, open onto the rear garden and flood the room with natural light. There is ample space for both comfortable seating and a dining table, making this an ideal area for relaxing and entertaining.

Stairs & Landing

Fully carpeted stairs and landing with a painted wooden balustrade, ceiling light point and loft hatch. Doors lead to the family bathroom and two double bedrooms.

Bedroom One

A spacious principal bedroom featuring fitted wardrobes and a large separate storage cupboard, providing excellent storage. Two double glazed windows to the front elevation allow plenty of natural light, while a central heating radiator and ceiling light point complete the room.

Bedroom Two

A generous double bedroom, fully carpeted and featuring a double glazed window to the rear elevation, ceiling light point and central heating radiator. The room offers ample space for wardrobes, a chest of drawers, or a work-from-home desk.

Family Bathroom

Fitted with wood-effect laminate flooring, the bathroom comprises a low-level flush WC, ceramic pedestal wash hand basin with mixer tap, and contemporary tiling. There is a stainless steel heated towel radiator, extractor fan and ceiling light point, along with an obscured double glazed window to the rear elevation providing natural light and privacy.



Rear Garden

A beautifully maintained west-facing rear garden, predominantly laid to lawn, featuring a generous patio area ideal for outdoor dining and entertaining. The garden is framed by mature borders and established trees, creating a private and tranquil setting, and is complemented by a good-sized timber shed providing useful storage space.

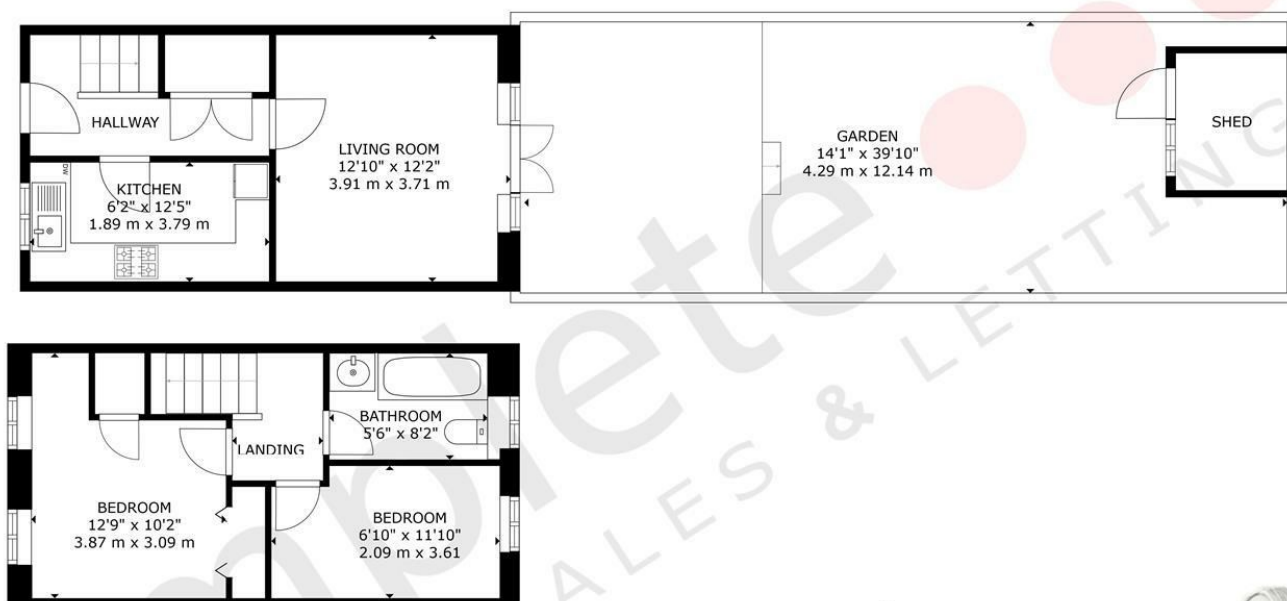
Parking

Tarmac driveway providing off road parking for 2 cars to the side in the car park area.

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 public house. Close by there is also the Shires retail park and also Leamington Spa town centre itself with its array of boutiques style shops, restaurants and cafes and also beautiful parks. The property is in good school catchments including Myton 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!

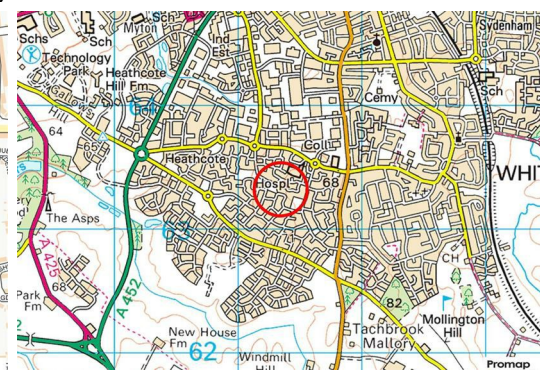
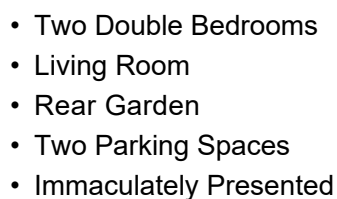




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GROSS INTERNAL AREA
FLOOR 1: 324 sq. ft, 30 m², FLOOR 2: 325 sq. ft, 30 m²
TOTAL: 649 sq. ft, 60 m²
EXCLUDED AREA: GARDEN: 511 sq. ft, 47 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL





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