

OAK PLACE, WILLES ROAD



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SALES & LETTINGS

**FOR SALE**



An excellent opportunity to acquire a wonderful three-bedroom family home, ideally positioned within walking distance of the beautiful parks, vibrant town centre and train station in Leamington Spa. This well-presented end terrace property, located on the sought-after Willes Road, forms part of a desirable 1960s development and offers spacious, light-filled accommodation throughout. The home comprises a porch canopy, an open-plan lounge diner perfect for modern living, a stylish refitted kitchen, three generous double bedrooms, and an upstairs contemporary bathroom. Outside, there is a low-maintenance rear garden ideal for entertaining, along with off-road parking for two vehicles to the front and the added benefit of a garage. Offered with no onward chain, this is a fantastic opportunity for families or buyers seeking a well-located home.

It's in the details...

#### Entrance

Modern glazed entrance door, under a canopy with lighting, that leads into the living/dining room.



#### Living/Dining Room

With timber effect laminate flooring, two ceiling light points, neutrally decorated, with uPVC flush casement windows to the rear and uPVC flush casement full height windows at the front. There are two radiators and a cupboard that had plumbing for a washing machine.



#### Kitchen

With a stylish dark gloss handleless fitted kitchen with white squared edge worktops and a continuation of the timber effect laminate flooring. There is a fitted under counter fridge, oven, a four ring gas hob with a white glass splash-back and an extractor over. Single bowl stainless steel sink with mixer tap and drainer, uPVC flush casement window to the garden and there is double glazed door to the garden also.

#### Landing

Landing with modern doors through to the three bedrooms and bathroom. Loft hatch.



#### Bedroom One

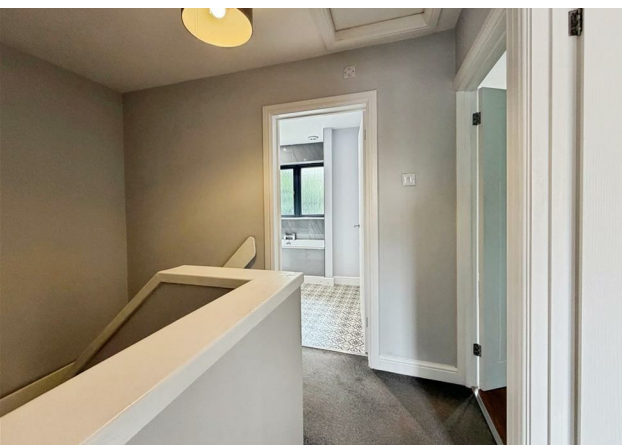
A double bedroom, with timber effect laminate flooring, a radiator and cupboard housing the gas boiler. Two uPVC flush casement windows overlooking the garden.

#### Bedroom Two

A double bedroom, with timber effect laminate flooring, a radiator and a uPVC flush casement windows.

#### Bedroom Three

A double bedroom, with timber effect laminate flooring, a radiator and a uPVC flush casement windows.



#### Bathroom

Re-fitted stylish bathroom, with a deep double ending white bath, with a central mixer tap, a rainfall mains shower with handheld attachment and glass shower screen. There is a gloss vanity storage unit, with a concealed cistern toilet, a hand basin with chrome mixer tap. There's a large chrome towel radiator, down-lights, and extractor, splash-back tiling and a uPVC flush casement fitted window.

#### Rear Garden

The garden is low maintenance patio and a gravelled area.



#### Driveway

A large stoned driveway at the front for Parking 2 to 3 cars.

#### Garage

There is an integral garage with up and over door, power and lighting as well and a pedestrian side door.

#### Location

The town centre is full of Regency architecture and a vibrant atmosphere, with a mix of independent and high street shops, restaurants, cafes, and cultural attractions.

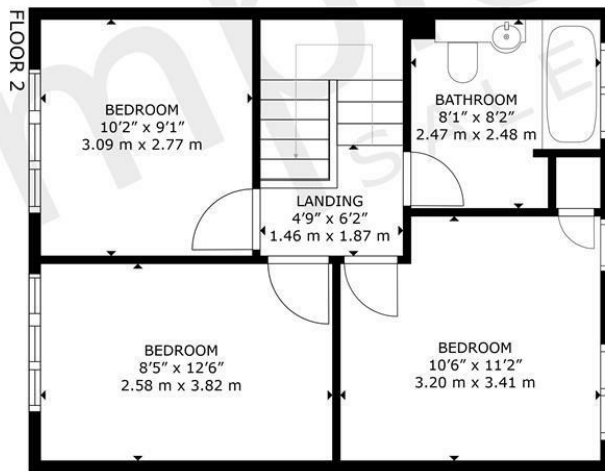
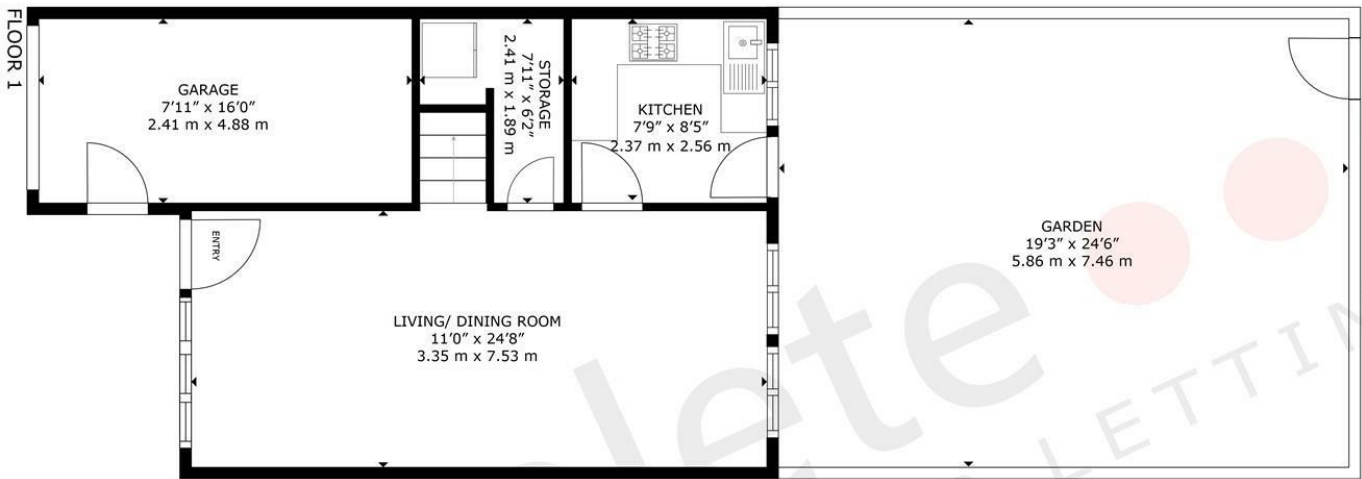
This beautiful home site within a few minutes walk to the Parade, which is lined with a variety of stores, including fashion boutiques, bookshops, and artisanal food shops. Additionally, there are several shopping arcades and covered markets, such as the Royal Priors Shopping Centre and the Regent Court Shopping Centre.

#### Useful Information

Leasehold with over 950 years lease.

Leamington Town Centre is also home to many cultural landmarks, such as the Royal Pump Rooms, a historic building that now houses an art gallery, museum and library. Another popular attraction is Jephson



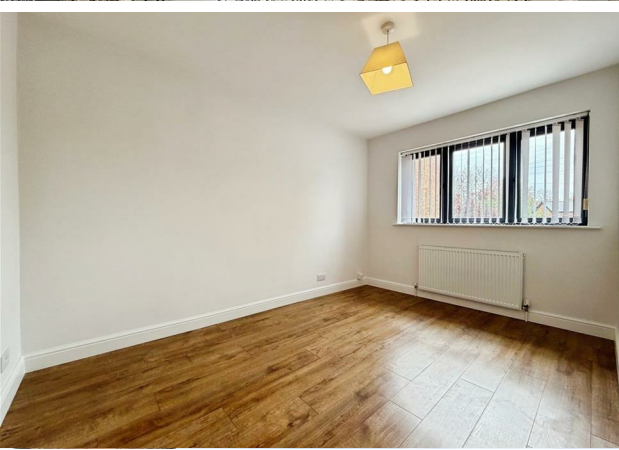


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GROSS INTERNAL AREA  
 FLOOR 1: 400 sq. ft, 37 m<sup>2</sup>, FLOOR 2: 455 sq. ft, 42 m<sup>2</sup>  
 TOTAL: 855 sq. ft, 79 m<sup>2</sup>  
 EXCLUDED AREAS: GARDEN: 471 sq. ft, 43 m<sup>2</sup>,  
 GARAGE: 127 sq. ft, 11 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Leamington Property Expert

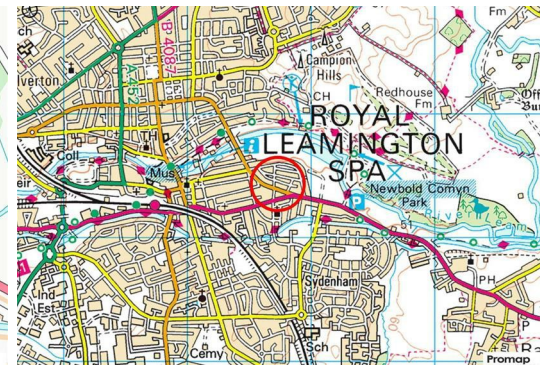


Gardens, a beautifully landscaped park in the centre of Leamington- but also the Leamington Reservoir & Welches Meadow- both beautiful walks. The train station is around a 10 minute walk with a direct service to London Marlybone Station.



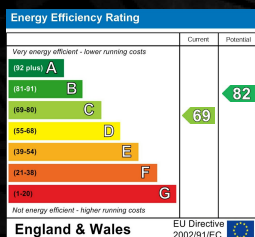


- An End Terrace Home
- Open Plan Living/ Dining
- Three Double Bedroom
- Walking Distance To Town Centre
- Low Maintainace Garden
- Very Stylish Throughout
- Re-Fitted Kitchen
- A Stylish Bathroom
- Garage & Off Road Parking
- No Chain



## OAK PLACE, LEAMINGTON SPA

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



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