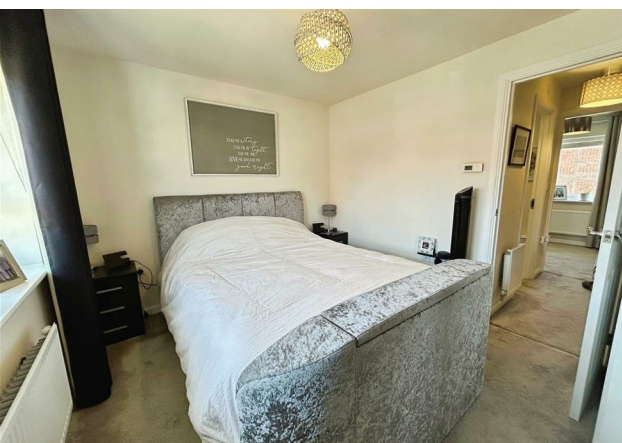
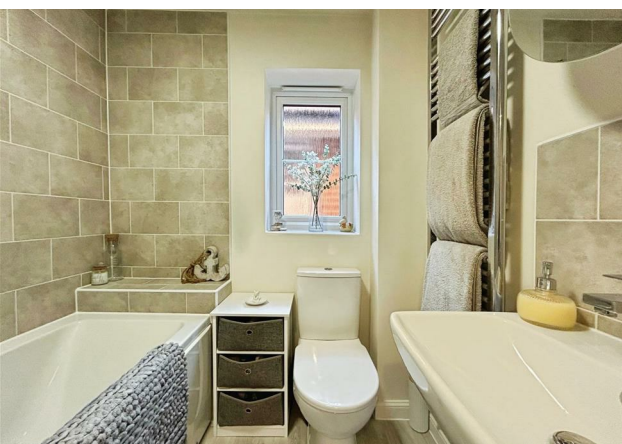




CLEMENT WAY, WARWICK

complete ●●●
SALES & LETTINGS





Set within the highly sought-after area of Lower Heathcote, this beautifully presented two bedroom semi-detached home has been thoughtfully enhanced and meticulously maintained by its current owner. Ideally positioned for convenience, the property benefits from a wide range of local amenities just moments away, including a Co-op, café, pharmacy, dental practice, and traditional fish and chip shop—perfect for everyday living. The location is particularly appealing for families, with both a nursery and primary school situated within the Lower Heathcote development, all within easy walking distance. Residents can also enjoy scenic walks throughout the development, well-maintained children's play areas, and excellent access to a nearby 35-acre country park—ideal for outdoor leisure and dog walking.

Entrance Hall

Accessed via a painted solid wood and glazed front door, the welcoming entrance hall features a central heating radiator, ceiling light point, and provides access through to the living room.

Living Room

A stylish and inviting living room featuring contemporary grey wood-effect LVT flooring, a ceiling light point, and a central heating radiator. A double-glazed window to the front aspect allows for plenty of natural light, while a TV point adds convenience. The room also provides access to the kitchen and includes stairs rising to the first-floor accommodation.

Guest WC

A convenient guest WC fitted with a low-level flush WC and a ceramic pedestal hand wash basin with mixer tap and tiled splashback. The space also benefits from a central heating radiator, ceiling light point, and extractor fan.

Kitchen

A stylish, contemporary fitted kitchen comprising a range of high-gloss white wall and base units with complementary solid wood work surfaces. The kitchen benefits from integrated appliances including a fridge freezer, washing machine, and dishwasher, along with a gas hob featuring an upgraded tiled splashback and stainless steel extractor hood, and a built-in gas oven. Additional features include a stainless steel sink with drainer and mixer tap, under-counter lighting, a cupboard housing the boiler, and a spacious under-stairs storage cupboard. A ceiling light point completes the space, while double-glazed patio doors open out onto the rear garden, allowing for an abundance of natural light.

Stairs & Landing

Fully carpeted stairs rise to the first-floor landing, which features a ceiling light point, central heating radiator, and access to the loft. Doors lead off to two well-proportioned double bedrooms and the family bathroom.

Bedroom One

A bright and airy principal bedroom, offering a well-proportioned double space with a double-glazed window to the front elevation. The room benefits from a ceiling light point, ample space for a large four-door wardrobe, and a useful over-stairs storage cupboard.

Bedroom Two

A well-proportioned double bedroom, currently utilised as a dressing area, featuring a central heating radiator, ceiling light point, and a double-glazed window overlooking the rear elevation.

Family Bathroom

A partly tiled family bathroom fitted with a low-level flush WC, a ceramic pedestal hand wash basin with mixer tap, and a panelled bath with mixer tap and shower over. The room also benefits from a full-length stainless steel heated towel radiator, shaving point, ceiling light point, and extractor fan.



Rear Garden

A beautifully maintained, south-facing rear garden, thoughtfully improved to create an ideal outdoor retreat. Featuring an extended patio area and a well-kept lawn, the garden is perfect for entertaining and relaxing during the summer months. Additional benefits include full fencing for privacy, a garden shed, gated side access, and an outdoor water tap.

Front & Parking

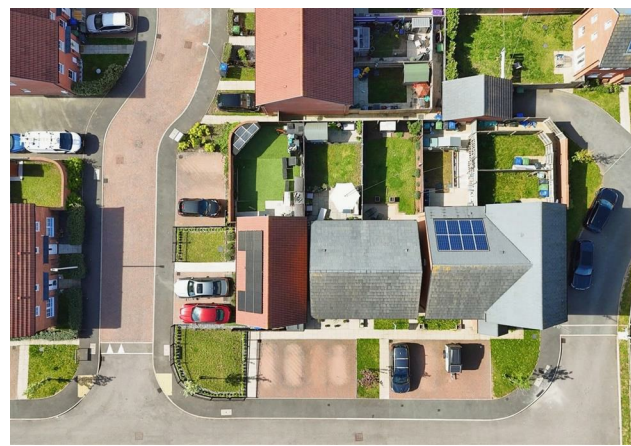
To the front of the property is a block-paved driveway providing off-road parking for two vehicles.

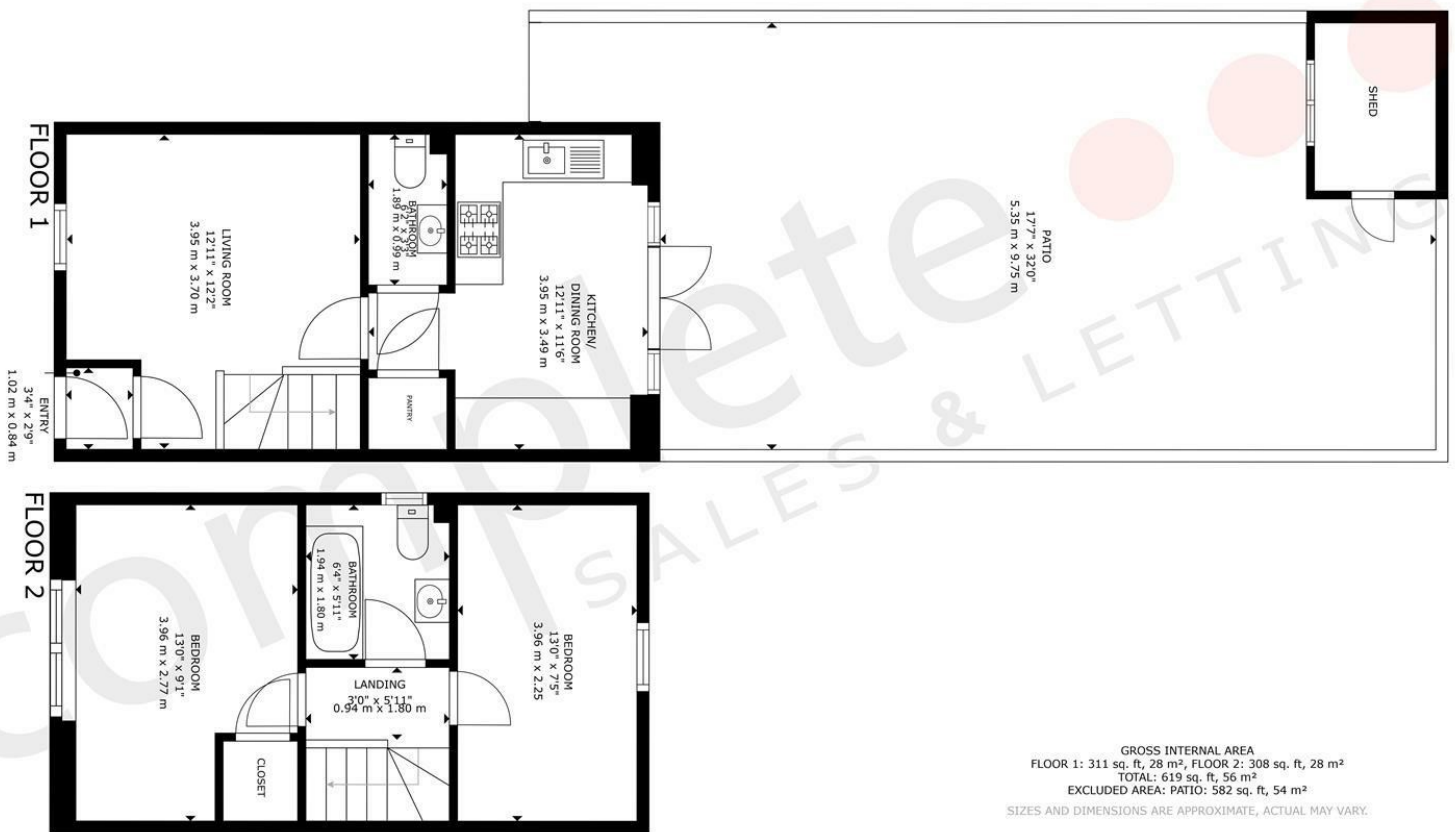
Location

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.

Lovely country walks can be found close by, with Tachbrook Country Park on your doorstep and a Nuffield Heath fitness & well-being centre within 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 25 minutes and Birmingham City Centre in

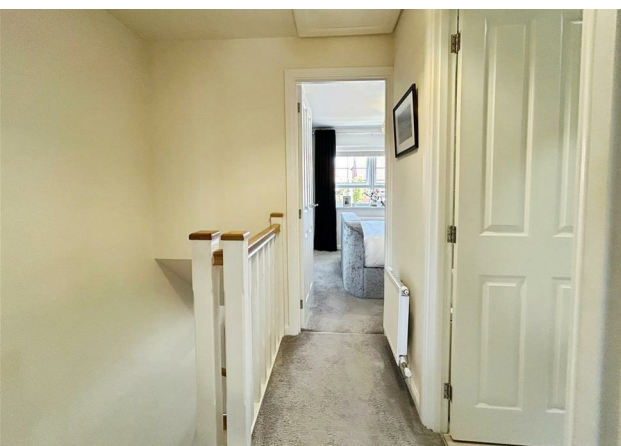




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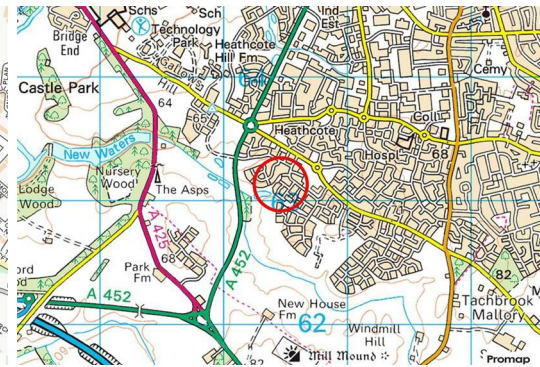
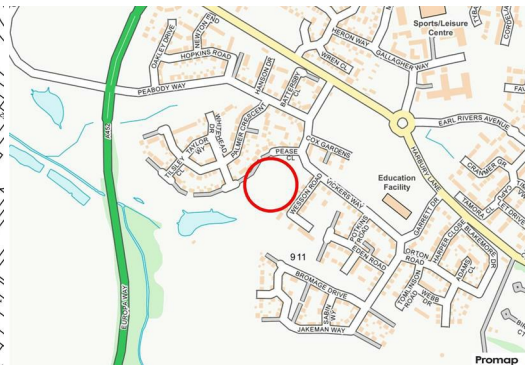
30 minutes.

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





- Semi Detached Home
- Stylish Property
- Fitted Kitchen
- Family Bathroom
- Popular Location
- Two Double Bedrooms
- Living Room
- Guest WC
- Improved Rear Garden
- Ideal First Time Buyer Home



CLEMENT WAY, WARWICK

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

Energy Efficiency Rating	
Current	Potential
83	98

Rating	Score Range
A	92 plus
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

England & Wales EU Directive 2002/91/EC

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