

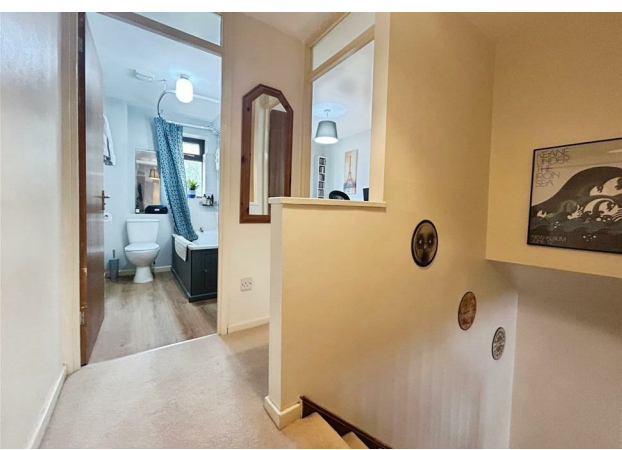


HITCHMAN MEWS, TOWN CENTRE

complete ● ● ●
SALES & LETTINGS



complete
SALES & LETTINGS
FOR SALE



A 1980s mid terrace mews, just off Hitchman Road, being within walking distance of the town centre, the beautiful parks & canal walks and very simple walk to the Leamington train station, having direct train service to London Marylebone in around an hour. Comprising of entrance door into the well presented living room, a modern kitchen Diner with door to the garden, two bedrooms and a stylish bathroom. There's off-road parking for two cars, one to the front and one to the side. There is a low maintenance West-facing landscaped garden, with a shed to the rear. This presents an Ideal first time buy or buy to let.

Living Room

A spacious living room featuring a large double-glazed window to the front aspect, providing plenty of natural light. The room includes a central heating radiator, ceiling light point, and is fully carpeted, with stairs rising to the first floor.

Kitchen/Diner

A newly fitted contemporary kitchen featuring solid wood flooring and elegant Country Living cabinets with matching drawers. The space is equipped with an integrated dishwasher and washer/dryer, a gas hob and oven with stainless steel extractor fan, and a stylish mosaic tile splashback. The stainless steel sink and drainer are complemented by a copper mixer tap and coordinating plug sockets. Additional highlights include under-counter lighting, a wall-mounted vertical radiator, space for a freestanding fridge/freezer, a double-glazed window overlooking the rear garden, and a wood door with obscured glass.

Landing

Landing providing access to both bedrooms and the family bathroom, with a central heating radiator, ceiling light point, and loft access

Primary Bedroom

A spacious, fully carpeted master bedroom featuring fitted wardrobes, a large double-glazed window to the front elevation, central heating radiator, ceiling light point, and TV point. The room offers ample space for additional furniture such as a chest of drawers or dressing table.

Bedroom Two

Currently used as a home office, this fully carpeted room features a storage cupboard, ceiling light point, central heating radiator, and double-glazed window overlooking the rear elevation. Versatile in use, it could also serve as a second double bedroom or a charming child's nursery.

Bathroom

The family bathroom features laminate wood-effect flooring, a panelled bath with shower over, and an obscured double-glazed window to the rear elevation. Additional fittings include a low-level flush WC, pedestal hand basin with tiled splashback, central heating radiator, ceiling light point, and extractor fan.

Rear Garden

A fully fenced and enclosed West-facing rear garden featuring stylish porcelain tiles and a versatile garden shed/workshop complete with power supply & lighting. The space also benefits from a retractable sun awning, creating the perfect area for outdoor relaxation or entertaining.



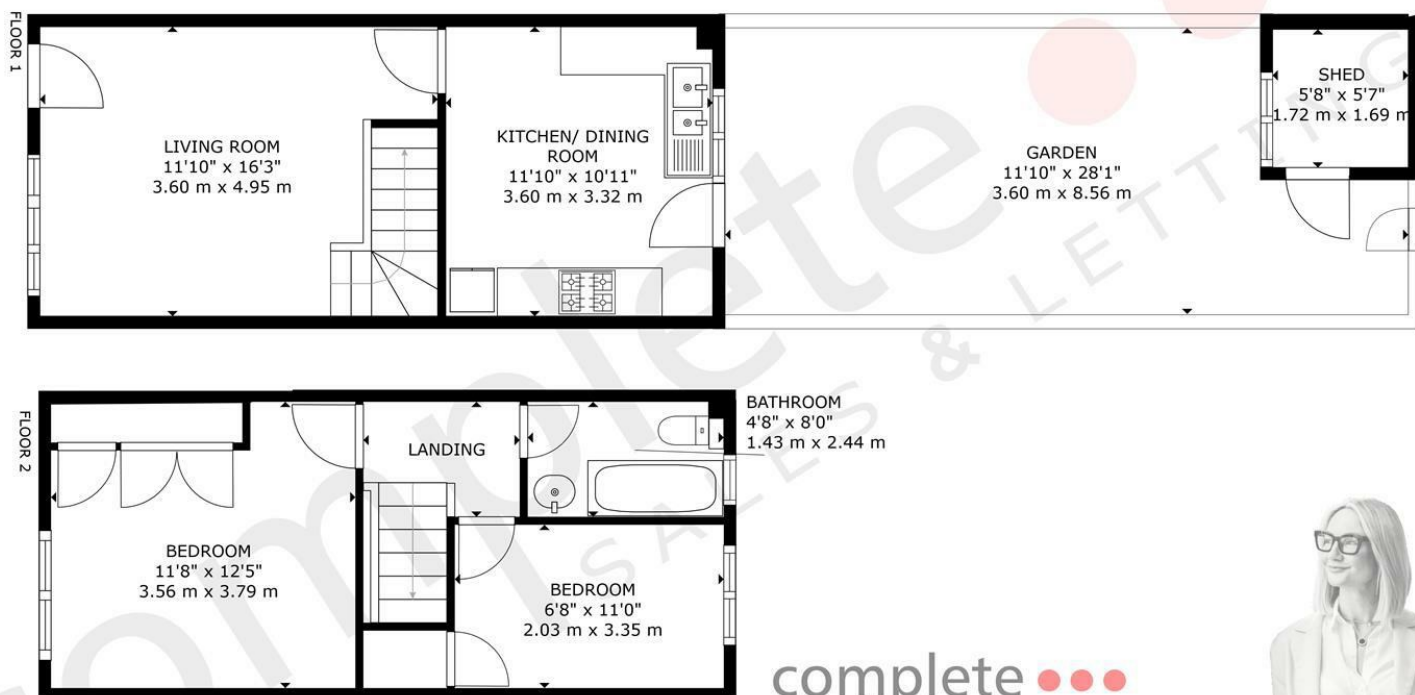
Parking

The property benefits from two off road parking spaces, one directly to the front and the other adjacent to the property.

Location

The property is located to the South of Leamington Spa within easy walking distance to the town centre with all that it has to offer - such as a great choice of high street and boutique shops, restaurants, cafés, bars, cinemas, theatres, art galleries, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree-lined avenues, squares, parks and gardens, it is a very popular place to live. The Eagle recreation ground is nearby. The road links offer great access to the surrounding areas and within walking distance to the train station which has direct links to London and many other cities, as well as major road links such as the M1, M40 and A45. There are local amenities very close by, as well as parks and shopping areas such as The Parade and The Shires Retail Park.

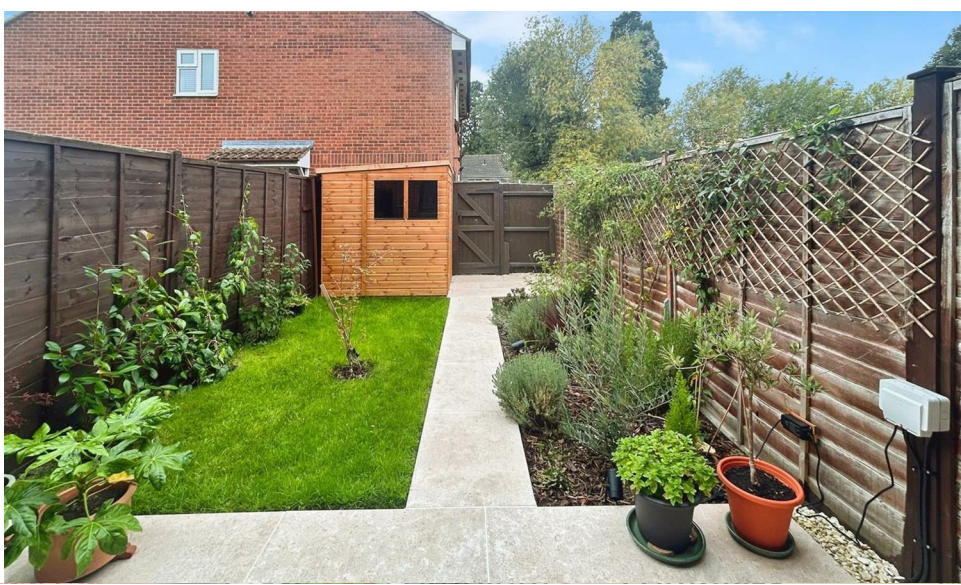


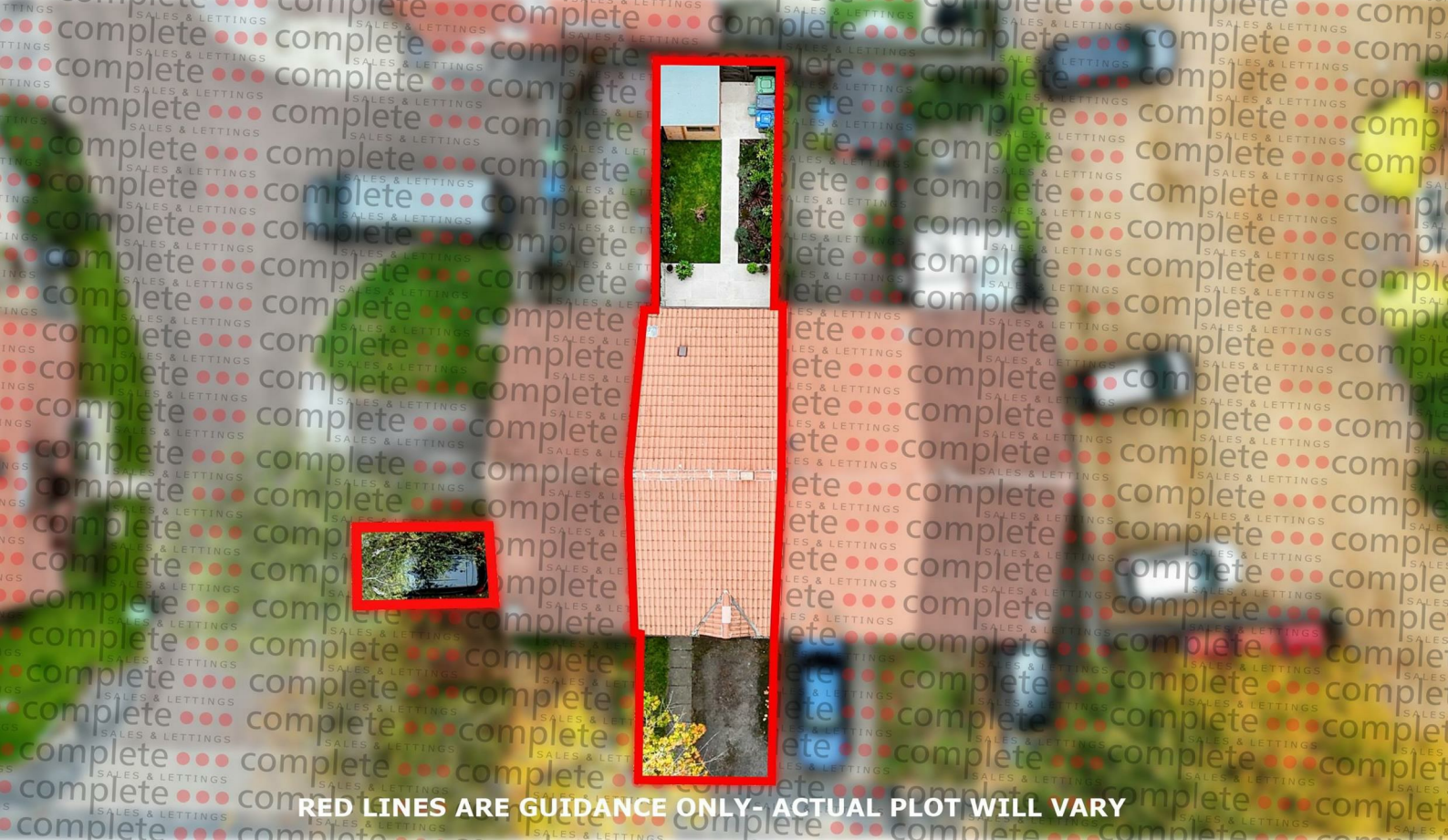


complete ● ● ●
SALES & LETTINGS



GROSS INTERNAL AREA
FLOOR 1: 356 sq. ft, 33 m², FLOOR 2: 330 sq. ft, 30 m²
TOTAL: 687 sq. ft, 63 m²
EXCLUDED AREA: GARDEN: 286 sq. ft, 27 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





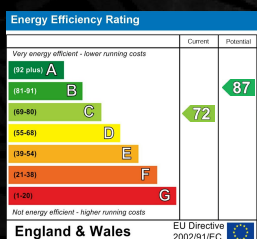
RED LINES ARE GUIDANCE ONLY- ACTUAL PLOT WILL VARY

- Two Bedrooms
- Newly Fitted Kitchen/Diner
- Landscaped Garden
- Ideal First Time Buyer Property
- Short Walk To The Train Station
- Family Bathroom
- Living Room
- Two Parking Spaces
- Walking Distance To Town
- Popular Location



HITCHMAN MEWS, LEAMINGTON SPA

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



1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
 Tel: 01926 887723
sales@complete247.co.uk
www.complete247.co.uk

complete ● ● ●
 SALES & LETTINGS