GUNDRY CLOSE, WARNFORD MEWS

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Situated on the highly sought-after Warneford Mews development, this charming end-terrace home, built by AC Lloyd in 1997, is tucked away within a pleasant cul-de-sac and is an ideal choice for first-time buyers. Just a short stroll from Leamington Spa's vibrant town centre and train station, the property enjoys an excellent and convenient location. The well-proportioned accommodation comprises an entrance hall, spacious kitchen diner, comfortable living room, two bedrooms, an en-suite shower room and a family bathroom. Outside, there is a sunny west-facing rear garden, ideal for relaxing or entertaining, together with an allocated parking space. Nestled just off Radford Road, this delightful home combines convenience with comfortable living, making it an excellent opportunity for those looking to enjoy everything Leamington Spa has to offer.

Property Details…

Entrance Hall
A uPVC double-glazed entrance door leads into the small hallway, which has a radiator and a door leading into the kitchen diner.

Kitchen Diner
Having vinyl flooring and the original fitted kitchen, which includes a stainless steel sink, plumbing for a washing machine and space for a gas cooker. There is a strip light, wall-mounted boiler, uPVC double-glazed window and a door leading through to the living room.

Living Room
A good-sized living room with stairs rising to the first floor, coving, a radiator and uPVC double-glazed sliding patio doors leading out to the garden.

Landing
A carpeted landing with doors leading to the two bedrooms and bathroom. There is also a loft hatch providing access to the part-boarded loft.

Bedroom One
A double bedroom with coving, a radiator and a uPVC double-glazed window to the front elevation. An arched opening leads through to the en-suite.

En-Suite
Having a shower cubicle with an electric shower, hand basin with cupboard below and tiled splashbacks.

Bedroom Two
A single bedroom with a radiator, cupboard with the hot water tank & shelving and there is a uPVC double-glazed window.

Bathroom
The original bathroom suite comprises a bath, toilet and hand basin, with tiled splashbacks, a radiator and a uPVC double-glazed window.

Rear Garden
A pleasant west-facing rear garden with a paved patio, lawn and planted borders to both sides, all enclosed by timber fencing. A gate provides access to the side of the property.

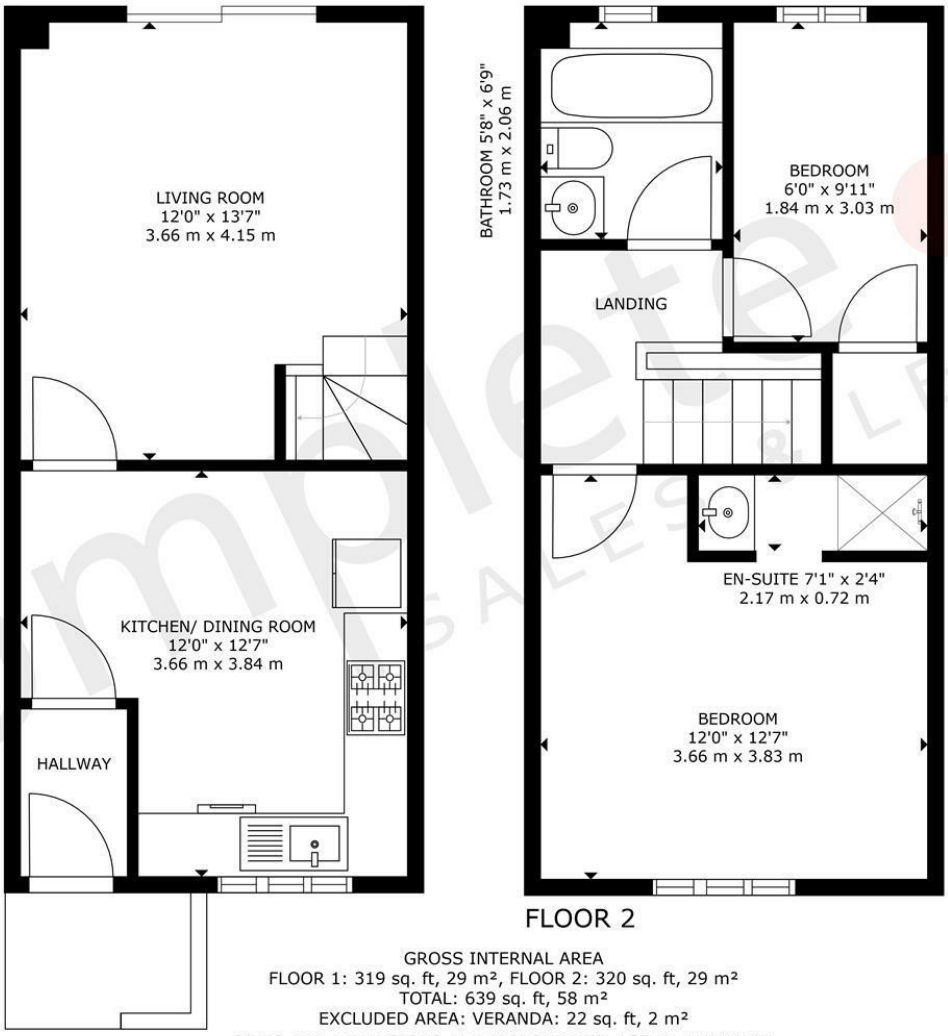
Front
A small front garden with established hedging and a pathway leading to a timber porch and the entrance door.

Parking
To the left-hand side of the property is an allocated parking space.

Location
Gundry Close forms part of the popular Warneford Mews development, ideally positioned just south of Leamington Spa town centre and offering an excellent combination of peaceful residential living and superb convenience. Leamington Spa railway station is approximately a 10-minute walk away, providing regular direct services to London Marylebone, Birmingham and beyond, making this an excellent location for commuters.

The vibrant town centre is also within easy walking distance and offers an impressive choice of independent boutiques, high-street shops, cafés, restaurants, bars and leisure facilities. Leamington is renowned for its elegant Regency architecture, beautiful tree-lined avenues and outstanding green spaces, including the renowned Jephson Gardens, Victoria Park and Newbold Comyn.

For those who enjoy walking and cycling, the nearby Grand Union Canal provides attractive waterside routes through Leamington and towards the surrounding countryside. The property is also well placed for a selection of highly regarded state and independent schools, while excellent road links provide convenient access to Warwick, Coventry, the M40 and the wider Midlands motorway network. Combining town-centre convenience, excellent transport connections and an abundance of parks and leisure amenities, Warneford Mews remains a particularly desirable place to live.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 319 sq. ft, 29 m², FLOOR 2: 320 sq. ft, 29 m²
TOTAL: 639 sq. ft, 58 m²
EXCLUDED AREA: VERANDA: 22 sq. ft, 2 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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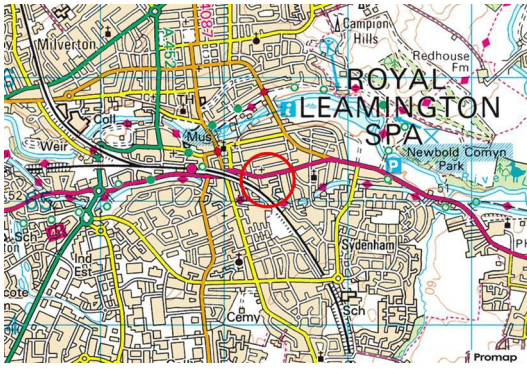
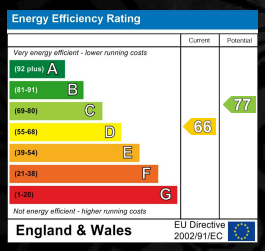
The Leamington Property Expert

- AC Lloyd 1997
- Two Bedrooms
- Living Room
- UPVC Double Glazing
- Walking Distance To Town & Station
- End Terrace
- Kitchen Diner
- En-suite & Bathroom
- Parking Space
- No Chain



GUNDRY CLOSE, LEAMINGTON SPA

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



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