



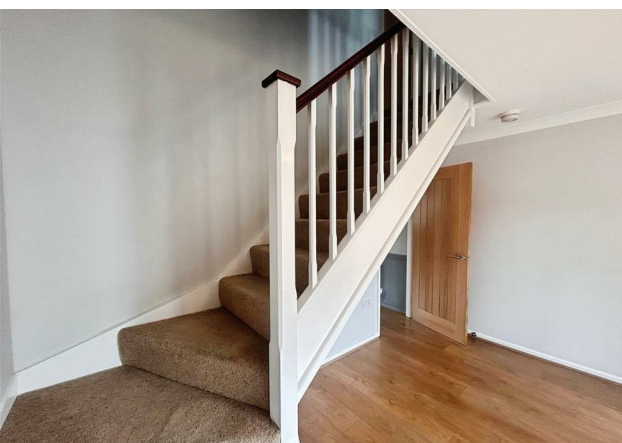
STYLES CLOSE, TOWN CENTRE

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FOR SALE





Situated on the highly sought-after Warneford Mews development, this charming end terrace home, built by AC Lloyd in 1995, is perfect for first-time buyers and has just had a new boiler, new windows, new kitchen appliances and re-decorated throughout. Just a short stroll from Leamington Spa's vibrant town centre and train station, this property offers an unbeatable location. The inviting home features an entrance hall, a spacious kitchen diner, a practical living room, two well-proportioned bedrooms, and a family bathroom. Outside, you'll find a beautifully landscaped garden, perfect for relaxing or entertaining, and a private driveway. Nestled just off Radford Road, this delightful home combines convenience with comfort, making it an excellent choice for those starting their homeownership journey.

Entrance Hall

A newly installed wood-effect composite entrance door with obscured glazed panels opens into a welcoming entrance hall. Finished with a recently fitted carpet and practical boot mat, the space also benefits from a central heating radiator, ceiling light point, and access to the kitchen/dining room.

Kitchen/Diner

Beautifully appointed with a brand-new fitted kitchen, this stylish space features attractive herringbone flooring, complementary tiled splashbacks, and a double-glazed window overlooking the front aspect. The kitchen is fitted with a range of contemporary wall and base units with cupboards and drawers, incorporating a newly installed oven, four-ring induction hob, and extractor hood above. A stainless-steel sink and drainer with mixer tap is positioned beneath the window, while there is space for a fridge freezer and either a washing machine or dishwasher. Additional features include a newly fitted Worcester boiler, central heating radiator, ceiling light point, and decorative panelling to the lower section of the walls. The room also offers ample space for a dining table, creating an ideal area for both everyday living and entertaining.

Lounge

A spacious and well-presented lounge featuring wood-effect laminate flooring, a central heating radiator, and ceiling light point. Double-glazed sliding patio doors provide an abundance of natural light and open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The room also benefits from an attractive fireplace surround with a marble hearth, ready for the installation of a fireplace if desired.

Stairs & Landing

A fully carpeted staircase rises to the first-floor landing, which continues with matching carpeting and features an attractive painted wooden balustrade. Additional benefits include a ceiling light point and loft hatch providing access to the roof space.

Bedroom One

A spacious and beautifully presented principal double bedroom, recently redecorated and featuring wood-effect laminate flooring, a central heating radiator, newly fitted solid internal doors, and a double-glazed window overlooking the front elevation. The room offers ample space for wardrobes, and additional bedroom furniture.

An open alcove area incorporates a fitted shower enclosure with fully tiled surrounds, together with a ceramic wash hand basin set within a vanity unit with mixer tap, creating a practical and stylish en-suite-style arrangement.

Bedroom Two

A well-proportioned second bedroom featuring fitted carpeting, a central heating radiator, and ceiling light point. A double-glazed window enjoys views over the rear elevation, while a useful over-stairs storage cupboard provides additional practicality and storage space.

Family Bathroom

A well-appointed family bathroom featuring linoleum flooring and part-tiled walls. The suite comprises a low-level flush WC, pedestal wash hand basin with tiled splashback, and a panelled bath with shower attachment over. An obscured double-glazed window to the rear elevation provides natural light while maintaining privacy, and an extractor fan offers additional ventilation.



Rear Garden

The property enjoys a fully enclosed and attractively landscaped rear garden, designed for ease of maintenance and outdoor enjoyment. Predominantly laid with decorative gravel and paved patio areas, the garden features well-stocked planted borders with a variety of shrubs and ornamental planting, creating an attractive focal point. Timber fencing provides privacy to both boundaries, while rear & side access gates offers additional convenience. An ideal space for relaxing, entertaining, and al fresco dining.

Front and Parking

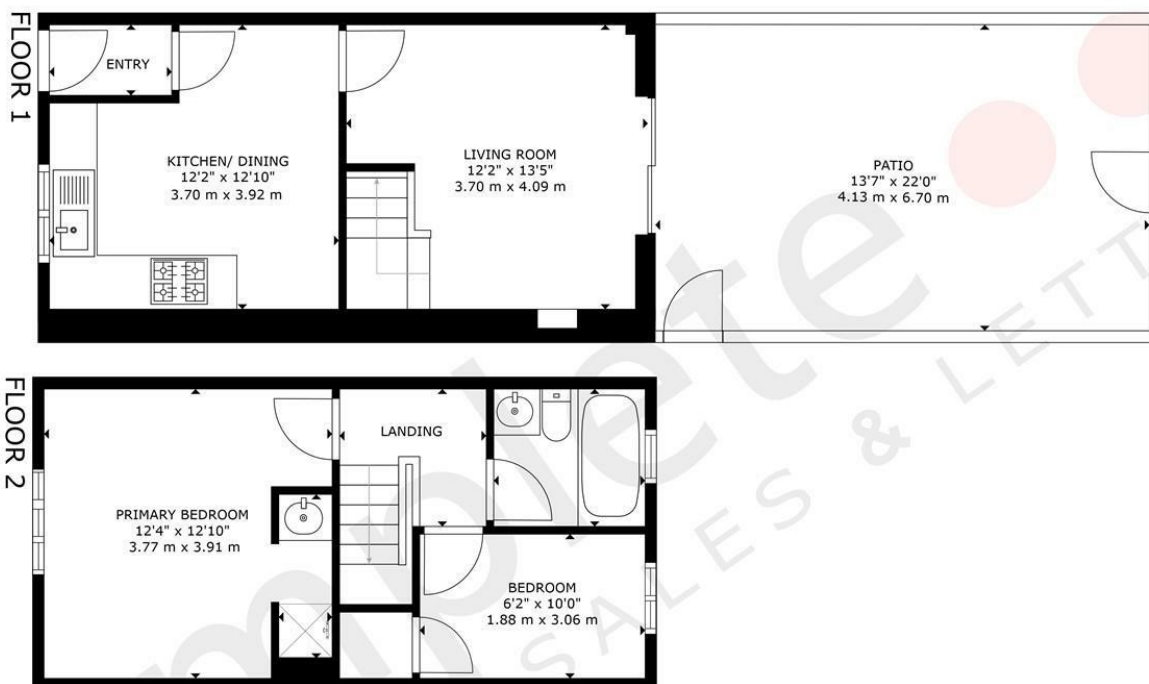
The property enjoys an attractive frontage with a covered entrance porch, creating a welcoming first impression. A recently installed contemporary composite front door enhances both the appearance and security of the home, while decorative gravelled borders with established shrubs and planting provide kerb appeal and low-maintenance landscaping.

To the front, a generous tarmac driveway provides convenient off-road parking. A gated side passage offers access to the rear garden, adding further practicality to this well-presented home.

Location

Styles Close occupies a sought-after location just south of the Royal Spa town centre. Just a 10-minute walk from the train station, from which hourly fast trains run to London and also close to the canal which is great for walks. Convenient for everything Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, café and bars, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree-lined avenues, squares, parks, gardens and a range of excellent private and state schools, it is a very popular place to live and has been voted the happiest place to live in Great Britain in Rightmove's 2017 Happy at Home Index. The Sunday Times also recently listed Leamington as one of the best places to live in the UK.





GROSS INTERNAL AREA
FLOOR 1: 323 sq. ft, 29 m², FLOOR 2: 330 sq. ft, 30 m²
TOTAL: 653 sq. ft, 59 m²
EXCLUDED AREA: PATIO: 298 sq. ft, 27 m²

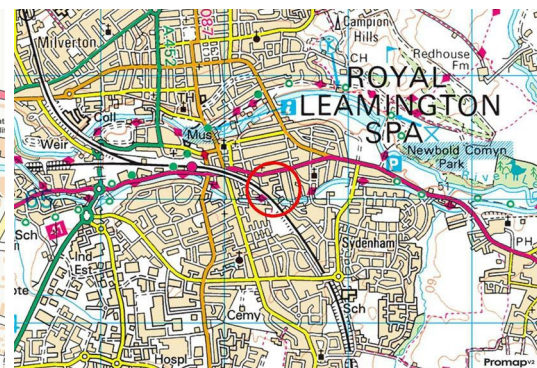
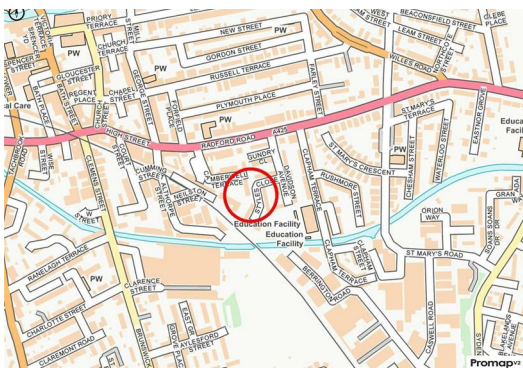


RED LINES ARE GUIDANCE ONLY. ACTUAL PLOT WILL VARY



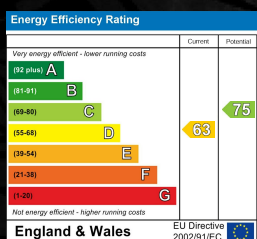
- End Terraced Property
- Close To Town & Train Station
- Living Room
- Family Bathroom
- Private Rear Garden

- Cul-De-Sac Location
- Newly Fitted Kitchen
- Two Bedrooms
- Shower En-Suite
- Driveway Parking



STYLES CLOSE, LEAMINGTON SPA

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



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