



Clement Way

WARWICK, CV34 7BW

Nathaniel Cleaver

The **Leamington Spa** Property Expert





**STUNNING MODERN HOME SET IN
POPULAR LOCATION AND IDEAL FOR
FIRST TIME BUYERS, SMALL FAMILY OR
DOWN SIZERS.**

Property at a glance

Modern semi detached home

Two double bedrooms

Family bathroom & downstairs WC

Living room

Integrated kitchen

Enclosed well established & upgraded south west facing rear
garden

Allocated driveway parking for 2 cars

Close to all local amenities, parks, schools, shops etc.

EPC Rating – B





This very well presented and very modern two double bedroom semi detached home is located in the popular area of Warwick Gates latest development. The property benefits from a wide range of local amenities within walking distance including a Co-op, café, pharmacy, dental practice, and fish and chip shop, it is also close to Schools and all major transport links.

The property has approximately 5 years left of it's NHBC guarantee and is ready to move straight into.

In brief the ground floor consists of; entrance hallway, living room, downstairs WC and under stairs storage cupboard and a good sized kitchen with integrated appliances.

There is also a very pleasant enclosed south west facing rear garden which has been upgraded by the current owners and it now has a nice stone patio off the kitchen and the other half is lawn, at the end there is a shed and a pebbled area and there is also side access.

Upstairs there are two very good size double bedrooms, the master bedroom benefits from built in storage space over the stairs and a white modern family bathroom suite.

Further benefits include allocated parking to the front for two cars, gas central heating and double glazing throughout. It is also very close to the Country park which is ideal for dog walks and getting some daily exercise.

This property is very modern and well presented throughout and an early viewing is recommended.

"For me this property is ideal for first time buyers and is ready to move straight into."



The Seller's View

“We bought the property due to its location, it is close to all local amenities, shops, chemist, fish and chip shop but also the fact it is close to all major transport links, M40, A46 and train station. We also love taking walks around the country park which is just behind us, this would also be ideal for anyone with a dog,

Our favourite part of the house is the garden we get the sun literally all day, it isn't overlooked and it is private. We have had lots of family gatherings and BBQ's there and it's a place we will miss.”



Services

Mains water, gas and electric

Tenure

Freehold

Property & Services information

Mobile Coverage: 4G coverage is available in the area - please check with your provider.

Broadband Availability: Broadband is available in the area via fibre optic 30MB average download speed via Openreach or EE.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Local Authority & Tax Band

Warwick District Council

Tax band - A

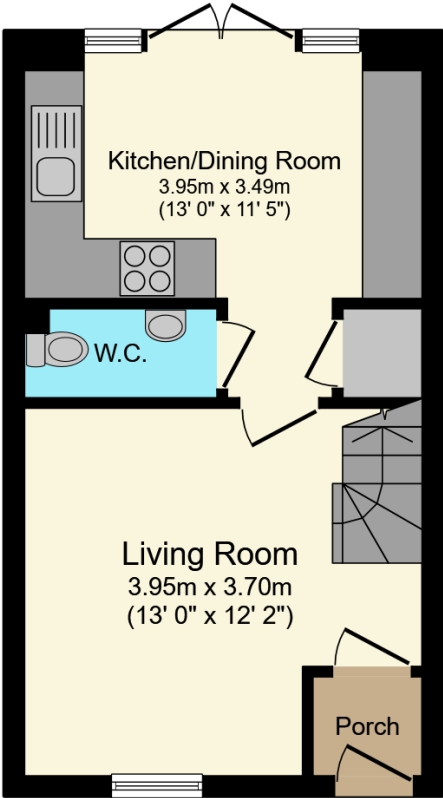
EPC Rating - B

Viewing Arrangements

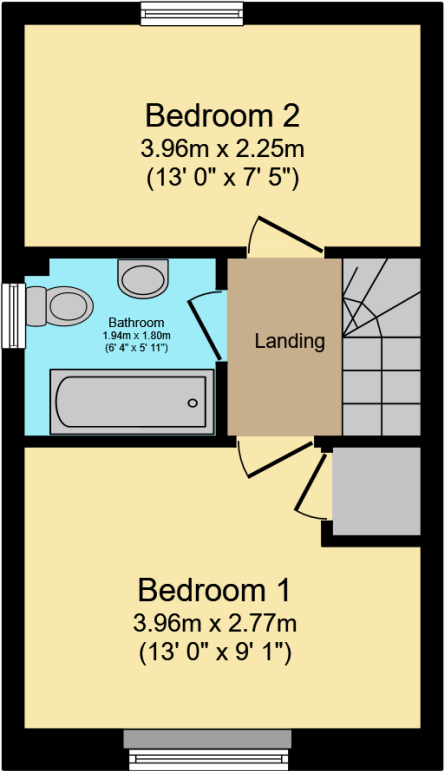
Viewing strictly by appointment with sole agent
Nathaniel Cleaver - 07793 363210
nathaniel@thepropertyexperts.co.uk

Amenties/Distances

Close to all local amenities, schools, parks and transport links including the train station.



Ground Floor



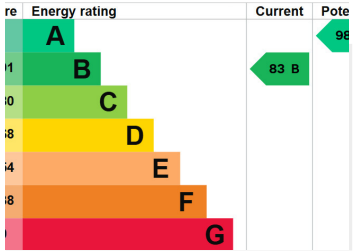
First Floor

Total floor area: 58.3 sq.m. (628 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.in

AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



About the Area

Warwick

Warwick is a town on the River Avon, in England's West Midlands region. It's known for the medieval Warwick Castle, founded by William the Conqueror. The Collegiate Church of St. Mary has a tower with city views and a Norman crypt. The timber-framed buildings of 14th-century Lord Leycester Hospital cluster by the city's West Gate. The St. John's House Museum is housed in a Jacobean mansion with gardens.



Warwickshire

Warwickshire is a ceremonial county in the West Midlands of England. It is bordered by Staffordshire and Leicestershire to the north, Northamptonshire to the east, Oxfordshire and Gloucestershire to the south, and Worcestershire and the West Midlands county to the west.



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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

So pleased that I chose The Property Experts to market the sale of my apartment in Leamington Spa. The customer service I received from Nathaniel Cleaver was warm and professional. The pictures and video of my property was absolutely stunning, showcasing the unique features of this period apartment .

From the very beginning, Nathaniel was very proactive using his expertise and knowledge to contact interested buyers. I was kept fully updated when a viewing was to take place, and prospective buyers comments were passed to me after each viewing.

The whole process went very smoothly, and I was confident that Nathaniel would find me a suitable buyer. He is very helpful, diligent, and cares about his customers .

Most importantly when an offer was made on my apartment the procedure from offer, to Exchange and completion of contracts was amazingly swift which for me was so stress free and a positive experience. I would highly recommend Nathaniel and The Property Experts.



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