



PRIAM CIRCUS, WARWICK GATES

complete ●●●  
SALES & LETTINGS



"A stylish link-end terrace with upgraded kitchen, bathroom and a large conservatory. Comes with a garage, off road parking and a quiet cul-de-sac position, with well planted pretty gardens"



A stylish three bedroomed link-end terrace built in 2001 by Messrs Midland General to the 'Ryton' design, situated on a circular road with central green areas. The family home comprises entrance hall, guest WC, re-fitted kitchen, lounge diner, large conservatory, three bedrooms and a re-fitted family bathroom. There is front and rear gardens, garage and parking for two cars. Warwick Gates has green areas, shops and well located for the M40, Leamington & Warwick and JLR.



To view the virtual tour & 3D model use-  
<https://my.matterport.com/show/?m=wSDR8zzqGEZ>  
[my.matterport.com/show/?m=wSDR8zzqGEZ](https://my.matterport.com/show/?m=wSDR8zzqGEZ)

#### Hallway

Half double glazed entrance door leads into the hallway which has grey polished tiling to the flooring, carpeted staircase leads to the first floor with open storage below, wall mounted radiator, electric consumer unit, painted panel doors through to the lounge diner, kitchen and guest WC.

#### Guest WC

With a continuation of the polished flooring, low-level flush toilet, hand basin with vanity storage unit and chrome mixer tap, chrome towel radiator, half height polished tiling to the walls with chrome trim, uPVC double glazed window to the front.



#### Kitchen

Re-fitted kitchen which includes stylish granite worktops, a four ring Siemens gas hob with granite splash-back and Neff black glass extractor over. Grey handleless kitchen with under-counter lighting, space and plumbing for a dishwasher, fitted microwave, fitted AEG oven, space and plumbing for a washing machine, space for an undercounter fridge. UPVC double glazed window to the front elevation with granite shelf and granite splash-back.

#### Lounge/Diner

Spacious lounge diner with laminate flooring, two wall mounted radiators, two light points and uPVC double glazed French doors to the conservatory with matching side windows.



#### Conservatory

Large p-shaped conservatory with a glass roof, two light points, plastered walls with electrics and a radiator. Polished tiled flooring, three top quarter opening windows and uPVC double glazed French doors to the beautiful rear garden.

#### Landing

Carpeted landing, loft hatch, painted panelled doors through to the three bedrooms and the family bathroom.

#### Bedroom One

Spacious main bedroom with two uPVC double glazed windows, radiator and a storage cupboard over the stairs.

#### Bedroom Two

With a uPVC double glazed window overlooking the rear garden. Radiator.

#### Bedroom Three

With a uPVC double glazed window overlooking the rear garden. Radiator.



#### Bathroom

Stylish with fitted bathroom which has been fully tiled with grey marble effect tiles, has a deep bath with chrome mixer tap with handheld shower attachment, glass shower screen with thermostatic rain head shower and handheld attachment. There is a toilet, floating hand-basin with chrome mixer tap, UPVC double glaze window, tiled flooring, black chrome towel radiator and a chrome extractor.



### Rear Garden

A stunning rear garden which has a patio, brick retaining wall and slab steps leading up to the lawn. There is a very well planted bedding border, stocked with lots of plants and flowers. The garden is enclosed with timber fencing with cement posts and gravel boards.

### Garage

Up-and-over door, electrics, lighting, eaves storage. Pedestrian door to the conservatory.

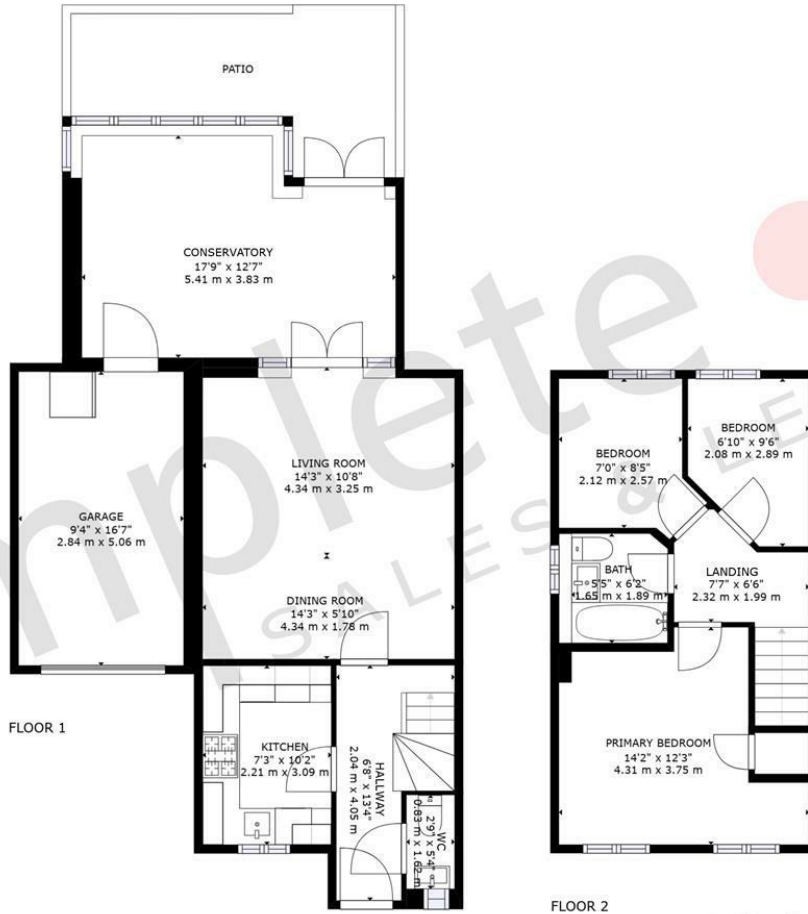
### Front & Parking

Lawn front garden, well stocked bedding areas of planting, path leads to the front door. A tarmac drive for parking two cars in front of the garage in tandem.

### Location

Set within the favourable Heathcote/Warwick Gates development, this property is well placed to take advantage of the close road networks. There are amenities within Warwick Gates including doctors, food outlets, supermarkets and public house. Close by there is also the Shires retail park and also Leamington Spa town centre itself with its array of boutiques style shops, restaurants and cafes and also beautiful parks. The train station is only a short drive from the property and has regular trains to Birmingham and London stations.

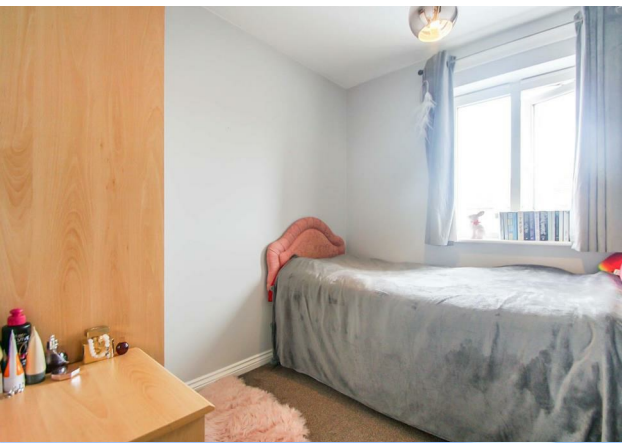
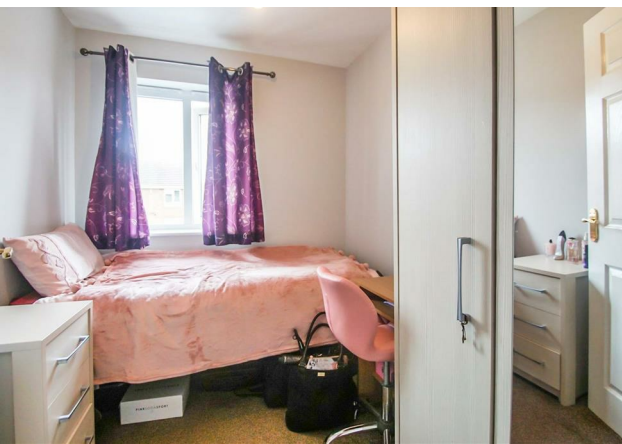




GROSS INTERNAL AREA  
 FLOOR 1: 621 sq. ft, 58 m<sup>2</sup>, FLOOR 2: 372 sq. ft, 35 m<sup>2</sup>  
 EXCLUDED AREAS: , GARAGE: 155 sq. ft, 14 m<sup>2</sup>  
 PATIO: 130 sq. ft, 12 m<sup>2</sup>  
 TOTAL: 993 sq. ft, 92 m<sup>2</sup>

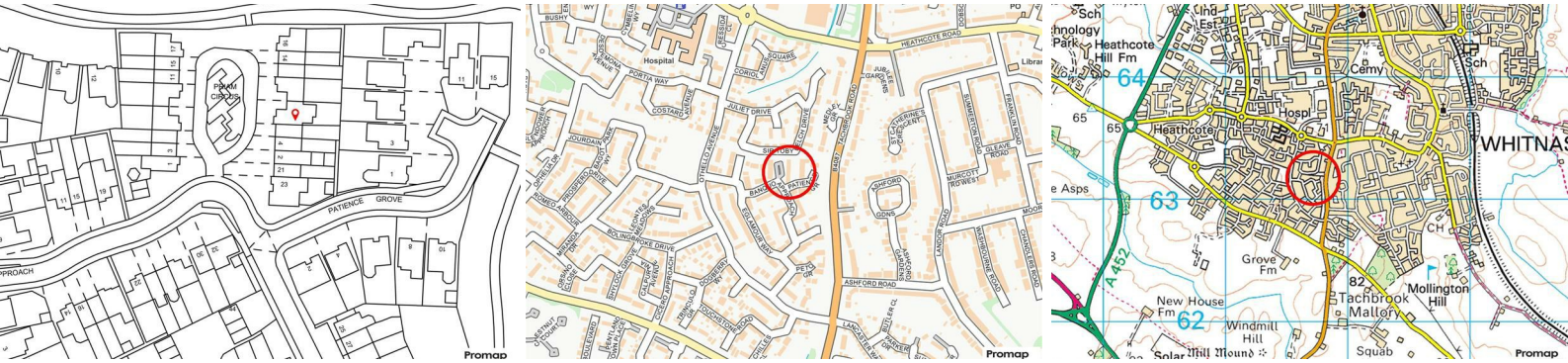
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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- End Terrace
- Large Conservatory
- Garage & Parking
- Built By Midland & General
- Popular Location For M40
- Three Bedrooms
- Guest WC
- Built 2001 'The Ryton' Design
- Pretty Front & Rear Gardens
- Green Areas, Walks & Shops



## PRIAM CIRCUS, WARWICK

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

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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