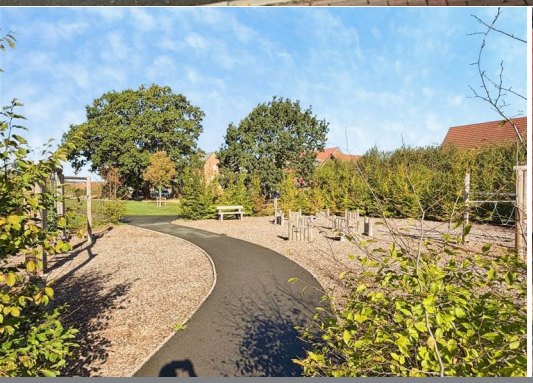
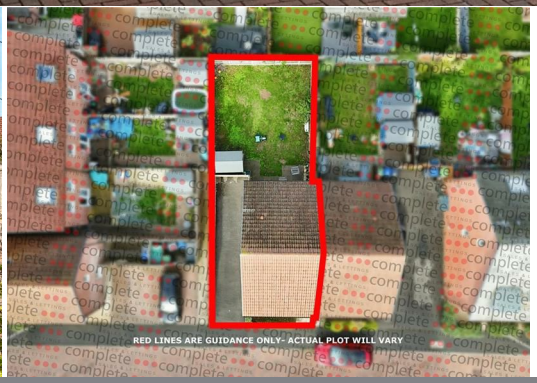








TOMLINSON ROAD, HEATHCOTE PARK

complete
SALES & LETTINGS


RED LINES ARE GUIDANCE ONLY- ACTUAL PLOT WILL VARY











A 2017 Barrett's home built on the Heathcote Park development to the 'Finchley' design, just off Harbury Lane being offered NO CHAIN. This semi-detached home comprises an entrance hall with a guest WC, living room, kitchen diner with a brick slip wall and fitted appliances, three bedrooms, en-suite and family bathroom. It also benefits from a good size rear garden and parking two/three cars to the side. Well positioned for the local schools and has good access to both towns of Leamington and Warwick and their train stations, which have direct services to London. Well positioned for the new Oakley school, 2 mins walking distance from Heathcote Primary School, 3 big nurseries, a pharmacy, and a Co-op store (super convenient for day-to-day life), the M40 and Jaguar Land Rover.

Property Details...

Entrance Hall
A composite entrance door leads into the carpeted hallway which has the staircase lead to the first floor, a radiator, doors who to the living room and guest WC

Guest WC
Which has a corner hand basin with mix, a radiator, a toilet and an extractor.

Living Room
With a UPVC double glazed window to the front and side, a radiator and door through to the kitchen diner

Kitchen Diner
With a stone coloured kitchen with brush chrome handles and dark worktops. There is a 1 & 1/2 bowl stainless steel sink with mixer tap and drainer, a fitted oven, a four ring gas hob with stainless steel splashback and extractor. Space and plumbing for a washing machine, fitted for a freezer, a cupboard housing the gas boiler. UPVC double glazed window, a double radiator, uPVC double glazed French doors to the garden and there is an under stair storage cupboard.

Landing
A carpeted landing which has a radiator and doors through to the bedrooms and bathroom. There is a loft attached to the part-boarded loft. There is a cupboard over the stairs.

Bedroom One
A double bedroom which has a radiator and a uPVC double glazed window. With a fitted double wardrobe and door to the en-suite.

En-Suite
there's a shower with bifold shower screen and mains shower. A toilet, handbasin with a mixer tap, an electric shaver point, and extractor and a uPVC double glazed window.

Bedroom Two
A single bedroom which has a radiator and a uPVC double glazed window.

Bedroom Three
A double bedroom which has a radiator and a uPVC double glazed window.

Bathroom
Fitted with a white suite, bath with glass shower screen and an electric



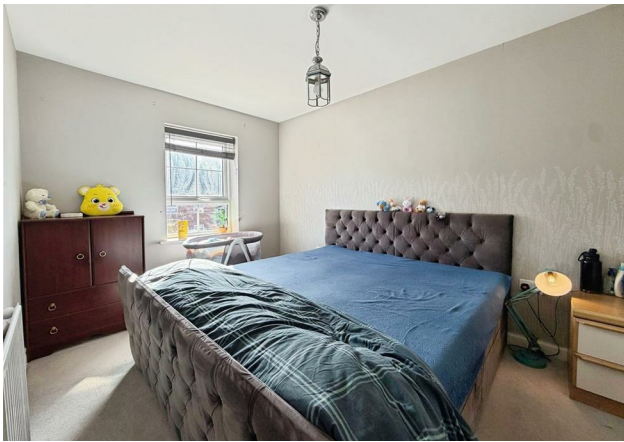
shower over. A pedestal hand wash basin, a toilet, a radiator, an extractor and a uPVC double glazed window.

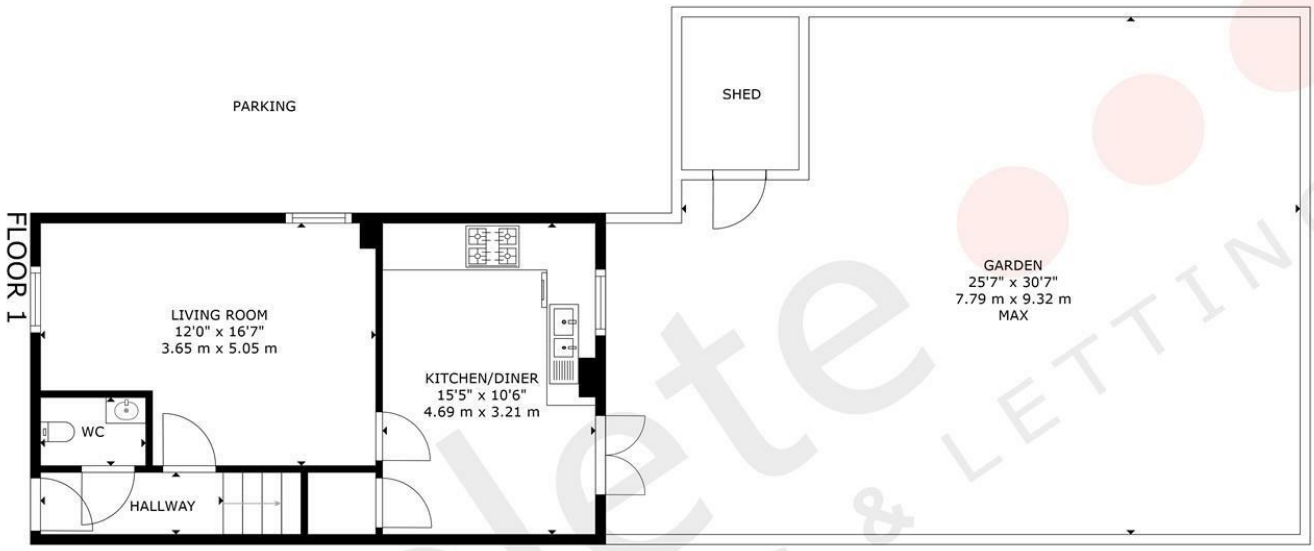
Garden
There's a good size to wear garden with patios and hardstanding for a shed. The garden is enclosed timber fencing and has timber gate to the parking.

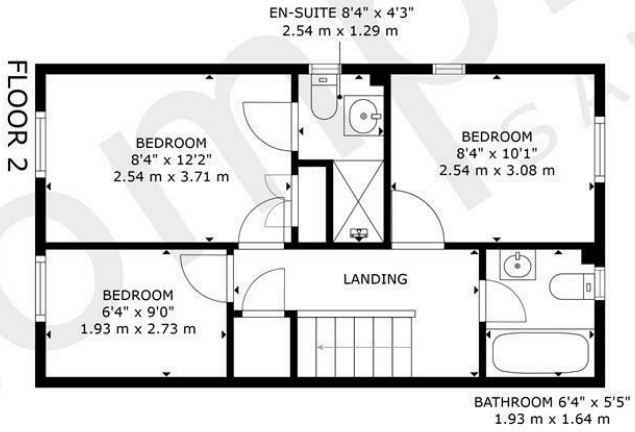
Drive
There is driveway for Parking 2-3 cars

Location
This Barratts development in Heathcote Park is located just off the Harbury Lane. The property is well situated for the motorway links M40 & A46 and JLR Gaydon. Sits close to all local amenities, excellent schooling with local primary school on Vickers Way and being conveniently located for the new Oakley School. The Nuffield Health Fitness and Wellbeing Gym is around the corner as well as the Tachbrook Country Park. There is an abundance of local amenities including; doctors, food outlets, supermarkets and public house. Close by there is also the Shires retail park and also Warwick is a short drive away. Close to 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.









complete SALES & LETTINGS

GROSS INTERNAL AREA
FLOOR 1: 426 sq. ft, 39 m², FLOOR 2: 407 sq. ft, 37 m²
TOTAL: 832 sq. ft, 77 m²
EXCLUDED AREA: GARDEN: 789 sq. ft, 73 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Leamington Property Expert





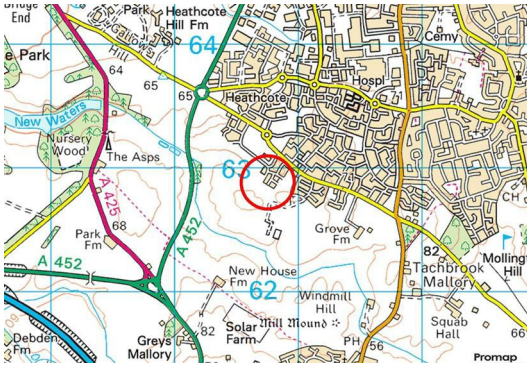




- A 2017 Barratts Home
- Three Bedrooms
- Kitchen Diner
- Bathroom & En-Suite
- Two-Three Parking Spaces
- The 'Finchley' Design
- Lounge
- Guest WC
- Good Size Rear Garden
- No Chain

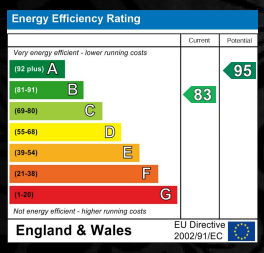






TOMLINSON ROAD, WARWICK

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



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