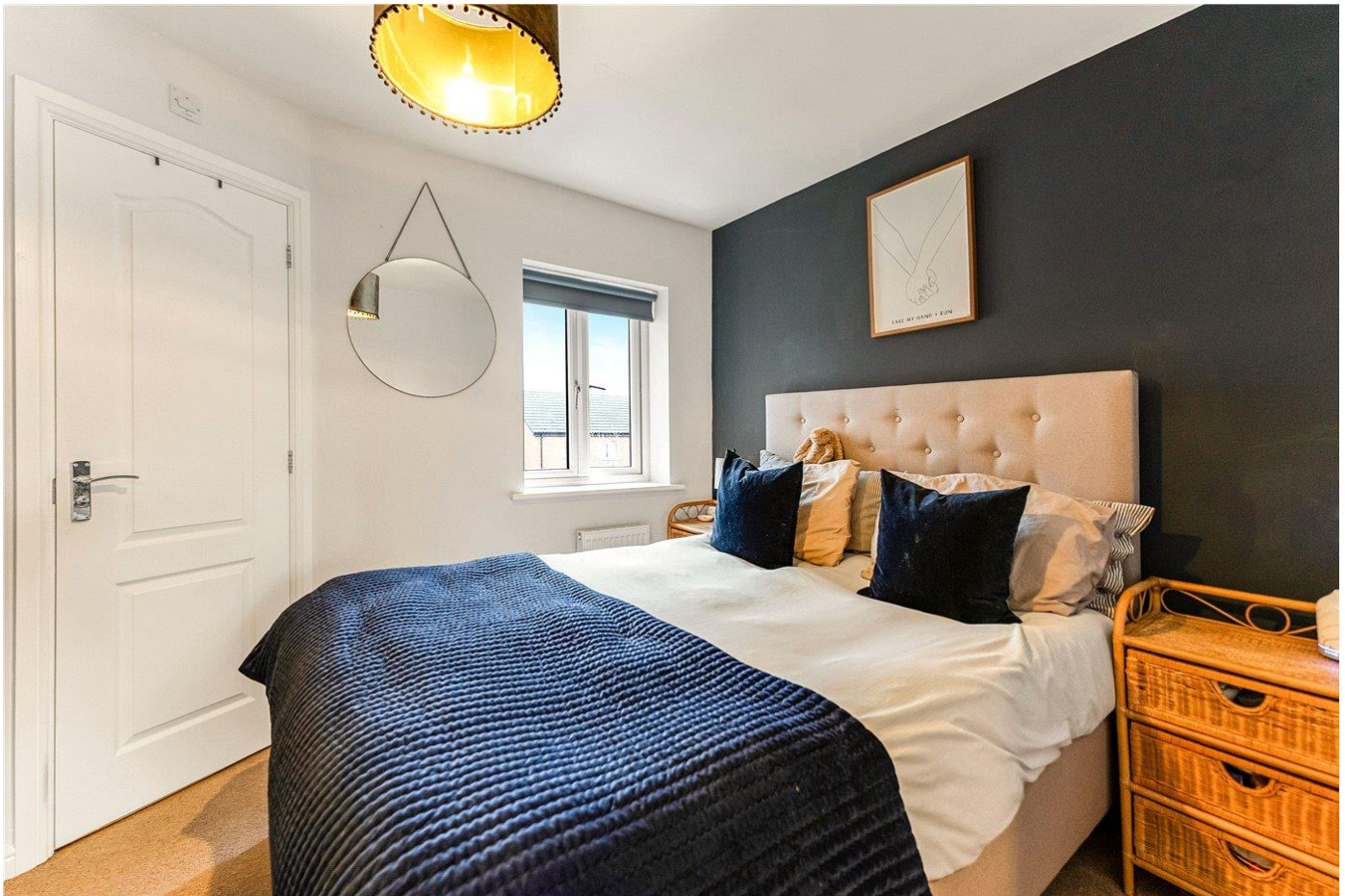




Burgundy Gardens, Leamington Spa, Warwickshire, CV31

Asking Price £275,000

Winkworth Leamington Spa is pleased to present to the market this two bedroom, two bathroom family home set on a compact and private development in the popular Leamington Spa suburb of Whitnash.



DESCRIPTION

Built in 2017 by AC Lloyd, Burgundy Gardens offers modern family living set over two floors and with accommodation extending to approximately 540 sq ft.

Upon arriving at Burgundy Gardens, a compact entrance hallway leads you into a generous open plan living area, with large front windows providing an abundance of natural light and views across to the neighbouring green.

Double doors lead onto the spacious and modern kitchen, with integrated appliances, gas hobs, and dishwasher. There is an additional dining area to the side of the kitchen, while a small corridor leads onto a downstairs WC/cloakroom and a rear door to the garden terrace.

The master bedroom is to the rear of the first floor and accessed off the landing. It is generous in size with an en-suite shower room, rear aspect windows and built in double wardrobes. A further double bedroom complete with newly installed wardrobes and a large window with views over the green is also located off the central landing, as well as a generous and bright family bathroom. There is additional storage in the attic, which can be accessed via a retractable ladder.

AT A GLANCE

Council Tax: Band B

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available (Checked on Ofcom Dec 24)

Mobile Coverage: Limited/Likely Coverage (Checked on Ofcom Dec 24)

Heating: Gas Central Heating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



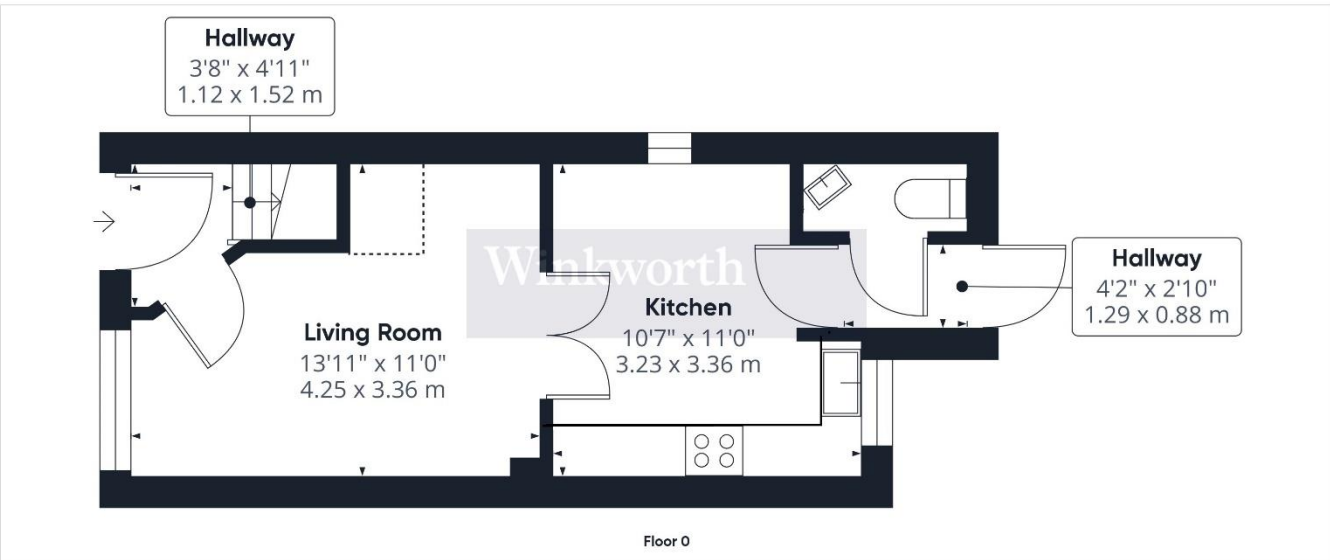
LOCATION

Burgundy Gardens is ideally situated a short drive from the centre of Royal Leamington Spa (2.9 miles) and the county town of Warwick (4.4 miles). Leamington Shopping Park and its various amenities is conveniently, only eleven minutes away (2.7 miles).

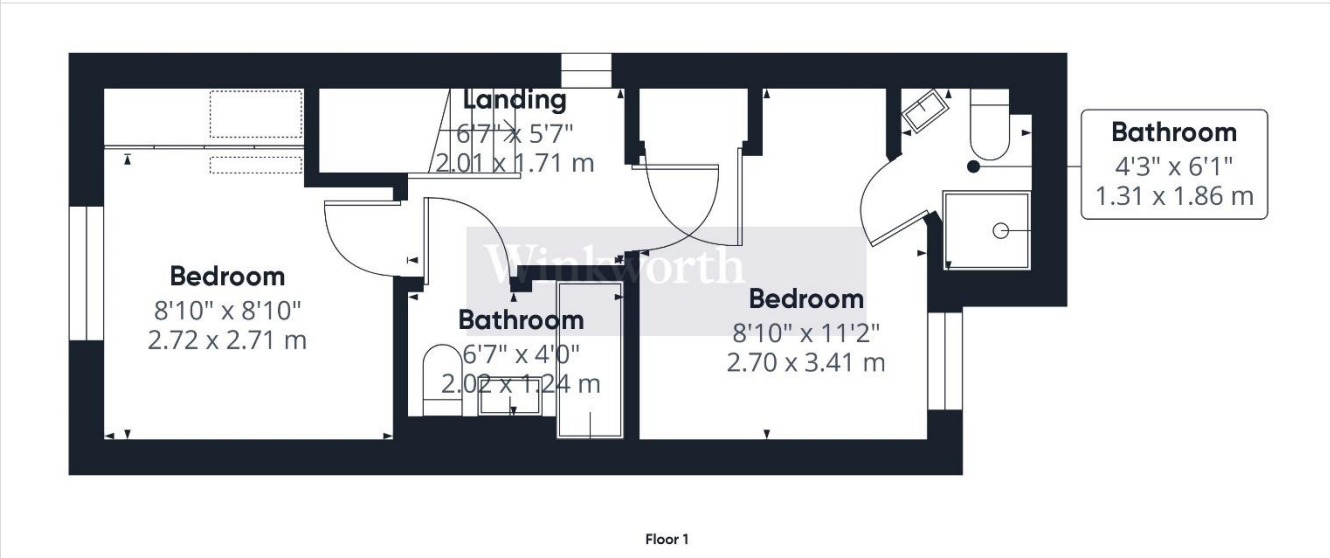
For families, Campion School Secondary School is just around the corner and within walking distance (1.1 miles), while St Anthony's Primary School (1.6 miles) and Myton School (3.5 miles) are both located nearby.

The west Midlands are famed for being at the centre of the country, and Burgundy Gardens is ideally situated to take full advantage of the easily accessible national transport links.

Leamington Spa Train Station (2.4 Miles) provides a direct service to London Marylebone (1 hours 20 minutes) and Birmingham Train terminals (33 minutes), while the M40 is accessed via multiple junctions and is a short drive (3.1 miles). Birmingham International Airport (40 minutes) has a wide selection of international destinations.



Approximate total area⁽¹⁾
545.17 ft ²
50.65 m ²
Reduced headroom
7.12 ft ²
0.66 m ²



(1) Excluding balconies and terraces
Reduced headroom Below 5 ft/1.5 m
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.
GIRAFFE360

COUNCIL TAX- B
LOCAL AUTHORITY - Warwick District Council

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.