



HANDLES
PROPERTY

GUIDE PRICE

£400,000

Howard Walk

Warwick, CV34 6ND

PROPERTY SUMMARY

Situated in a popular residential area set between the historic towns of Warwick and Royal Leamington Spa, this superb residence presents an appealing opportunity for families, professional buyers and FTB's to acquire a versatile home with a cul-de-sac setting close to local amenities. The property enjoys well proportioned accommodation rising over three floors. The ground floor provides a welcoming entrance hall with guest cloakroom and feature flooring extending through to an open plan lounge/dining room with somewhat private South Westerly views over the rear garden and providing a fitted kitchen with integrated oven and hob with pleasant views to fore. The first floor provides a principal bedroom with ensuite and versatile double bedroom/living room which enjoys canal side views. The second floor offers two double bedrooms accompanied by single bedroom/study and tiled bathroom. Outside having an enclosed garden with rear access, small lawned front garden whilst enjoying a communal treelined open green area and adjacent seating fronting the towpath and superb canal side walks. Howard Walk is conveniently positioned for access to Warwick and Leamington Spa, providing a range of shopping facilities, supermarkets, cafés, restaurants and leisure amenities. The surrounding area benefits from local bus services and access to Leamington Spa railway station, making the location suitable for commuters travelling to nearby towns and further afield. The property is also well placed for access to local schools and everyday amenities, subject to individual requirements and catchment areas. The property benefits from 'No Chain'.

NB Please be aware that the video marketing for this property has been enhanced using AI and therefore, won't represent the current appears of parts of the property.

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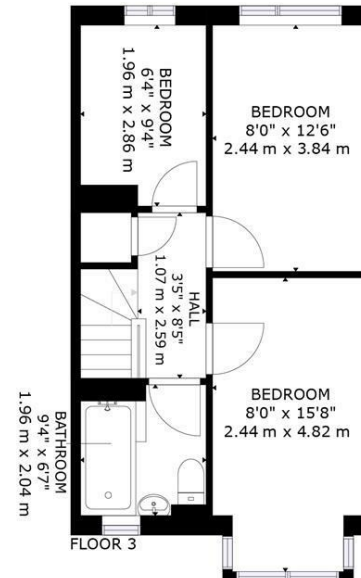
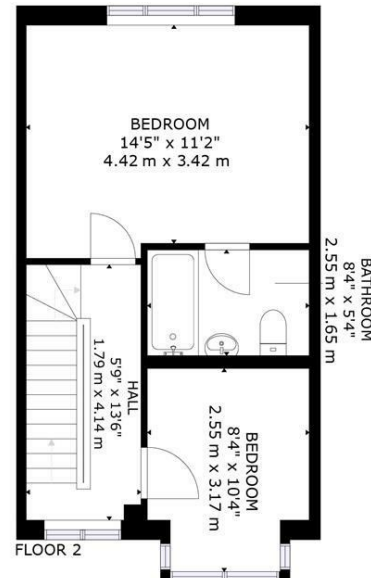
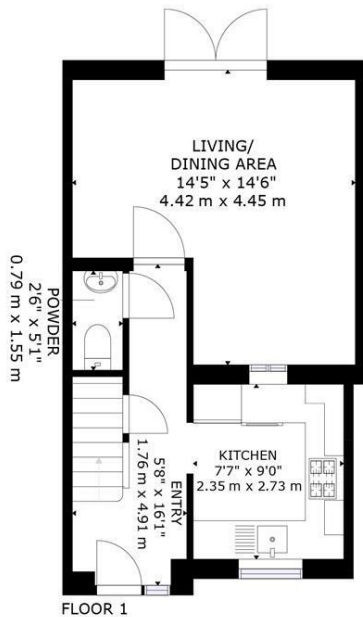
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GROSS INTERNAL AREA
 FLOOR 1: 409 sq.ft, 38 m², FLOOR 2: 441 sq.ft, 41 m², FLOOR 3: 441 sq.ft, 41 m²
 TOTAL: 1291 sq.ft, 120 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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LOCAL AUTHORITY

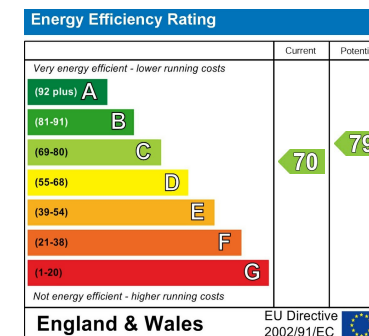
TENURE

Freehold

COUNCIL TAX BAND

VIEWINGS

By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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