



TOTAL FLOOR AREA: 1065 sq ft. (99.0 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. These details for marketing purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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An immaculately presented 3 bedroom semi detached property on the Warwick Gates development arranged over 3 floors.

This property comprises in brief; Open plan Living room/Diner/Kitchen with patio doors leading to the garden. Also located on the ground floor is an office/study to the front of the property and a WC. On the middle floor, there are two double bedrooms with bedroom 1 benefitting from a shower ensuite. On the second floor, there are another two double bedrooms and a family bathroom.

Externally there is a low maintenance and private garden to the rear of the property and a driveway and single garage to the front. The driveway will provide off road parking for several vehicles.

The property is double glazed and gas centrally heated.

Peregrine Way is conveniently located within easy travelling distance of Royal Leamington Spa & Warwick with all their lovely bars, shops, restaurants, parks & cafes. Good schools also nearby, as is the train station (direct links to London) & easy access to M40.

Available 28th January
No students/sharers
Furnished

EPC Rating B
Council Tax Band E

Holding Deposit £390
Security Deposit £1950

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