





A two bedroomed semi detached bungalow located in this well regarded part of North Leamington, and attractively set, overlooking a central green with good sized rear garden, driveway, garage and car port. NO CHAIN.

Briefly Comprising;

Entrance hallway, large living/dining room with patio doors to garden, fitted kitchen, master double bedroom, additional bedroom and white fitted bathroom, double glazing, gas radiator heating, lawned front and rear gardens, tarmac driveway, carport to side and concrete sectional garage, gas radiator heating.

The Property

Is approached via a tarmac driveway leading to a carport which in turn gives access to a double glazed obscure entrance door with matching panels to side giving access to...

Entrance Hallway

With hatch roof space, radiator.

Living/Dining Room

11'11" x 18' (3.63m x 5.49m)
With recently installed double glazed sliding patio door with glazed windows either side leading directly out onto the garden, radiator, inset gas fire with tiled hearth, door to kitchen.

Kitchen

8'2" x 7'7" (2.49m x 2.31m)
With a range of matching wall and base units with rolled top working surface over, stainless steel sink drainer unit, space and plumbing for washing machine, space for cooker, space for tall fridge freezer, splashback tiling, upvc double glazed window overlooking garden to rear, upvc obscure double glazed door to side, tiled floor.

Bedroom One (Front)

11'11" x 9'9" (3.63m x 2.97m)
With double glazed window to front elevation, double radiator.



Bedroom Two (Front)

8'2" x 10'4" max (2.49m x 3.15m max)

With double glazed window to front elevation and radiator, fitted wardrobe with double doors and hanging rail, high level store cupboard over.

Bathroom

Fitted with a white suite to comprise; low level WC, pedestal wash hand basin, bath with wall mounted Triton T70i electric shower, splashback tiling, double glazed obscure window to side elevation, radiator, cupboard concealing Vaillant combination boiler with slatted shelving below.

Outside (Front)

To the front of the property is a tarmac driveway which

leads down to the rear, under the carport and through to the garage. The remainder of the garden is principally laid to lawn with herbaceous planting.

Outside (Rear)

The rear garden is mainly laid to lawn with a patio area across the rear of the property and a path leading down the garden.

Garage

7'7" x 18'1" (2.31m x 5.51m)

A concrete sectional garage with twin timber double doors to front and glazed window to rear.

Location

From the agents offices continue up Clarendon Place,

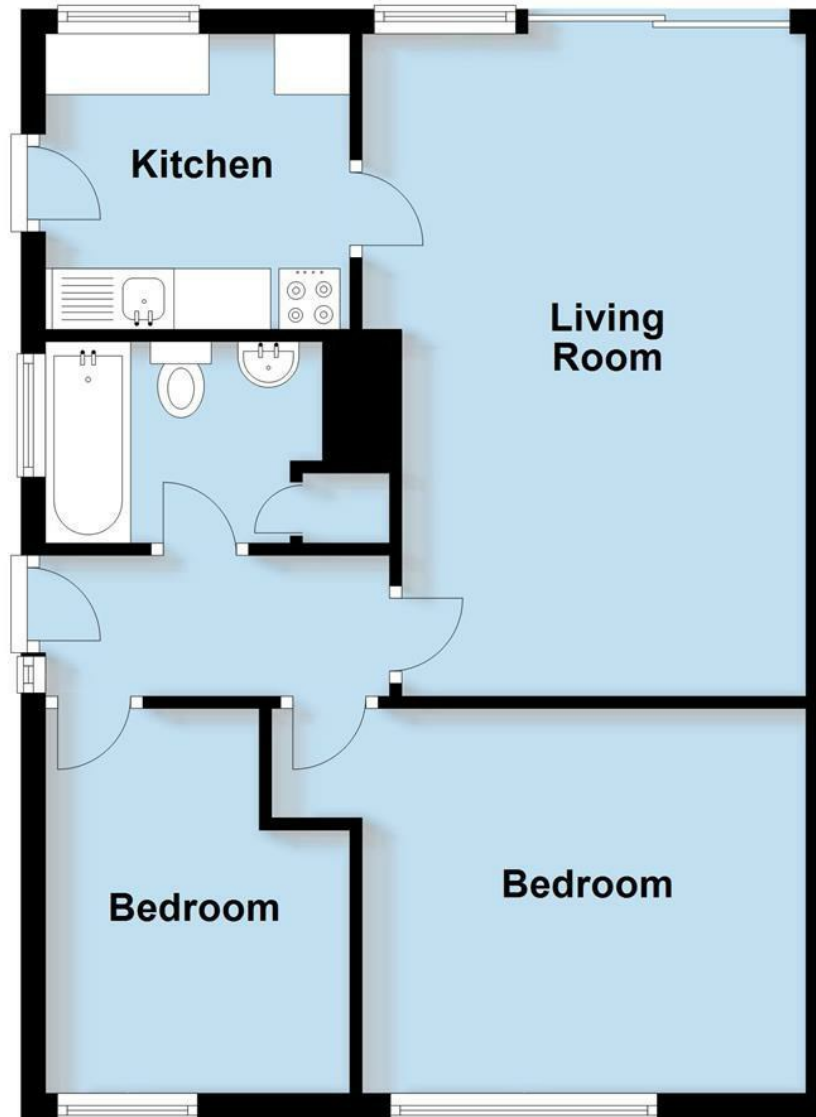
passing Clarendon Square on your right. At the traffic island take the third exit onto Lillington Avenue. Cross over the next traffic lights, at the following traffic island bear left onto Lillington Road. At the next traffic island take the third exit onto Cubbington Road. Continue along for some distance, eventually taking the right turn into Parklands Avenue and second left into Sherwood Walk. Follow the road around to the left passing the green where the property is located straight ahead in the middle of the T-section.

Sherwood Walk

Leamington Spa
CV32 7BQ

Ground Floor

Approx. 52.6 sq. metres (565.8 sq. feet)



Total area: approx. 52.6 sq. metres (565.8 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL