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5, Kemp Close, Warwick

Guide Price £295,000

This three-bedroom semi-detached home is set in a cul-de-sac in a popular residential area, conveniently located between Warwick and Leamington Spa and close to St Nicholas Park.

The accommodation briefly comprises an entrance hall, living room, dining room, kitchen and a first-floor shower room and separate WC. Outside, the property benefits from a low-maintenance front garden and a driveway that provides off-road parking, with access to the covered side lean-to/carport. To the rear is an enclosed, west-facing garden, ideal for enjoying the afternoon and evening sun. The property is offered for sale with no upward chain. Energy Rating: D.

Location

Kemp Close is located in a popular residential area close to St. Nicholas Park and is within the catchment areas of Coten End and Myton schools. The neighbourhood also offers excellent access to amenities in both Warwick and Leamington Spa.

Approach

Through a UPVC double-glazed entrance door into:

Entrance Hall

Radiator, understairs storage, stairs to first floor and doors to:

Living Room

14'4" x 10'11" (4.38m x 3.33m)
Projecting chimney breast with tiled surround and hearth and a wooden mantel, wall lights, double glazed window to the front aspect, opening to:

Dining Room

10'5" x 8'9" (3.18m x 2.68m)
Radiator, double-glazed patio doors to rear access and garden and door to:

Kitchen

10'4" x 7'11" (3.16m x 2.42m)
This kitchen features a range of base and eye-level units with complementary worktops, an inset sink with a drainer, and space for a gas cooker. It is equipped with a wall-mounted Baxi gas-fired boiler and has plumbing and space for both a washing machine and a fridge. Additionally, there is a door leading to a shelved pantry, along with a double-glazed window overlooking the rear aspect and a double-glazed casement door to a side lean-to.

First Floor Landing

Access to roof space, double-glazed window to the side aspect. Doors to:

Bedroom One (rear)

12'11" x 10'8" (3.96m x 3.26m)
Radiator, built-in airing cupboard, radiator and a double-glazed window to the rear aspect

Bedroom Two
11'11" x 9'10" (3.65m x 3.00m)
Radiator, built-in storage cupboard and a double-glazed window to the front aspect.

Bedroom Three
6'11" x 5'3" (2.11m x 1.61m)
Radiator, bulkhead storage cupboard and a double-glazed window to the front aspect

Shower Room
White suite comprising pedestal wash hand basin, wide tiled shower enclosure with Triton T80 electric shower and glazed sliding shower door and screen, fully tiled walls, chrome heated towel radiator and a double-glazed window to the rear aspect.

Seperate WC
Low flush WC, radiator and a double-glazed window to the side aspect

Frontage
There is an open-plan front garden with an artificial lawn, a block paved driveway provides off-road parking, and timber double opening doors lead to the:

Side lean-to/Carport
Paved floor, polycarbonate roof, double power socket, access to the kitchen and a double-glazed casement door provides access to the rear garden.

Rear Garden
The west-facing rear garden has been designed for ease of maintenance and features a paved patio, an area of lawn, mature hedging, an outside tap, and a timber garden shed, providing an ideal space to enjoy the afternoon and evening sun.

Services
All mains services are understood to be connected to the property. NB We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order, we cannot give any warranties in these respects. Interested parties are invited to make their own inquiries.

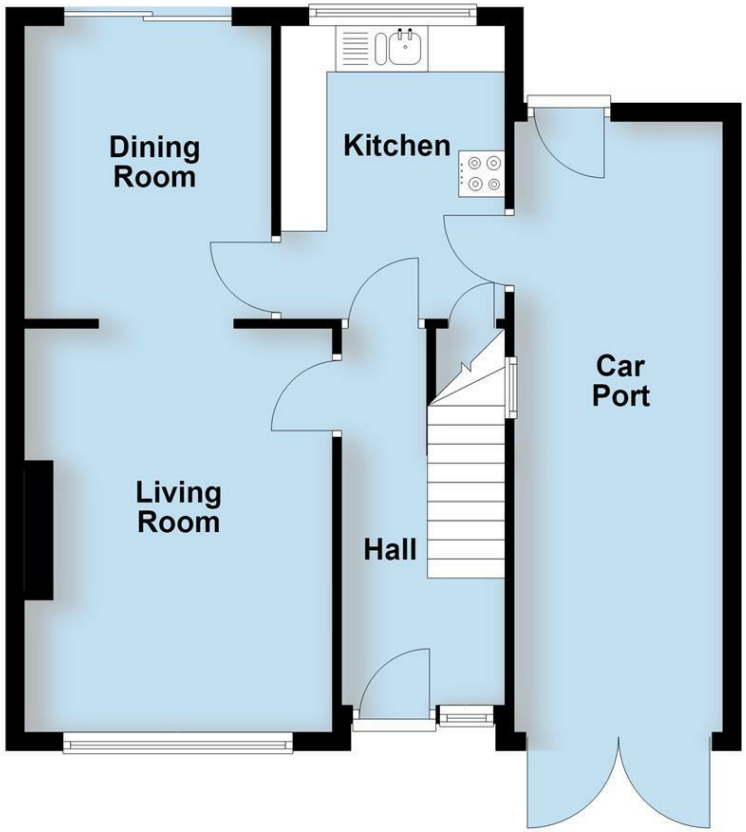
Tenure
The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

Council Tax
The property is in Council Tax Band "C" - Warwick District Council

Postcode
CV34 4QJ

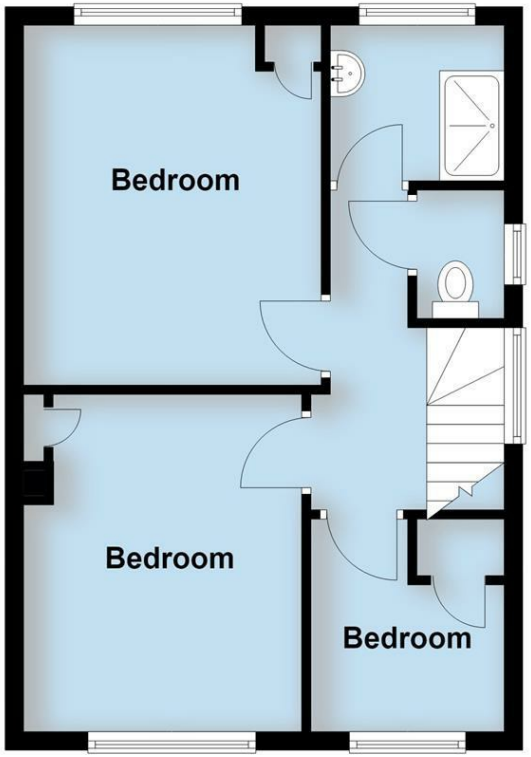
Ground Floor

Approx. 39.4 sq. metres (423.7 sq. feet)
(excluding Car Port)



First Floor

Approx. 39.9 sq. metres (429.6 sq. feet)



Total area: approx. 79.3 sq. metres (853.2 sq. feet)

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

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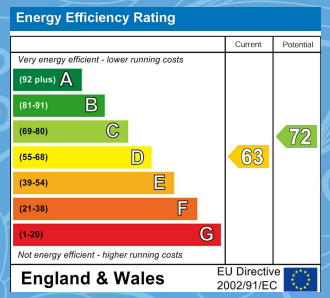

Also at: Leamington Spa, Somerset House, Clarendon Place, Royal Leamington Spa CV32 5QN

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