

BURROWS CLOSE, LEAMINGTON SPA CV31 2RG



A DELIGHTFUL TWO BEDROOM END TERRACE HOUSE LOCATED WITHIN A QUIET CUL-DE-SAC

- QUIET CUL-DE-SAC
- END TERRACE
- FRONT AND REAR GARDENS
- DRIVEWAY
- LOUNGE
- KITCHEN
- TWO DOUBLE BEDROOMS
- BATHROOM
- GOOD SCHOOL CATCHMENTS
- NO CHAIN

2 BEDROOMS

OFFERS OVER £280,000

Hawkesford are delighted to bring to the market this charming two bedroom end terrace house. With a lovely front garden laid to lawn and a recently installed pebbled driveway, adds to a decent kerb appeal. The property also benefits from having a garage en-bloc.

We believe this house represents a great first time buy. Consisting of entrance hallway, kitchen, sitting room, two double bedrooms, bathroom and a private rear garden.

The location itself is fantastic, being situated in such a quiet private cul-de-sac. The property is in good school catchments and close to a lot of local amenities.

We highly recommend booking a viewing on this property to truly appreciate what is on offer.

Front

The current vendors have made the excellent addition of a private driveway, providing off road parking for at least two cars. The house also has a beautiful front garden laid to lawn.

Entrance Hallway

With central heating radiator. Staircase rising to half and first floor landing areas. Door to one side to useful under stairs storage cupboard offering shelving, dark wood effect feature flooring which extends through to the kitchen and lounge areas.

Kitchen 7'10" x 7'0" (2.41 x 2.14)

Range of fitted white fronted floor and matching wall mounted storage units with oven, and upright fridge/freezer, storage cupboard beneath, inset bookshelf area with complementary roll top work surfacing to all sides, and ceramic splash back to work surface area. Wall mounted central heating boiler, and cooker hood. Washing-machine. UPVC double glazed window to front elevation.

Lounge 16'2" x 11'10" (4.93 x 3.63)

A main reception room enjoying views over the rear garden and access to the patio area via sliding patio door. With good size central heating radiator, and TV aerial point. Feature living flame coal effect gas fire mounted onto a marble style hearth. Two feature wall light points and two ceiling light points.

First Floor Landing

Access to loft storage area. Access to two double bedrooms and a bathroom.

Bedroom One 11'10" x 10'2" (3.63 x 3.10)

With double glazed window and central heating radiator beneath. Telephone extension point.

Bedroom Two 11'10" x 8'2" (3.63 x 2.49)

With UPVC double glazed window with central heating radiator beneath.

Bathroom

With a white range of sanitary ware and fittings which comprises low flush WC with concealed cistern, wood effect work surface area over, vanity wash hand basin with double cupboard beneath. Double width half glazed shower cubicle with deluxe multi-jet shower unit, and complementary splash back wall panelling which extends to ceramic tiled walling. Frosted UPVC double glazed window top side elevation, feature vinyl flooring, ladder style chrome finish heated towel rail. Door to airing cupboard housing hot water cylinder with slatted drying space.

Garden

The back garden benefits from being extremely private and not overlooked to the rear - due to the school playing fields. There is access from the side of the house back to the front.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

General Information

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tax Band

The Council Tax Band is C.

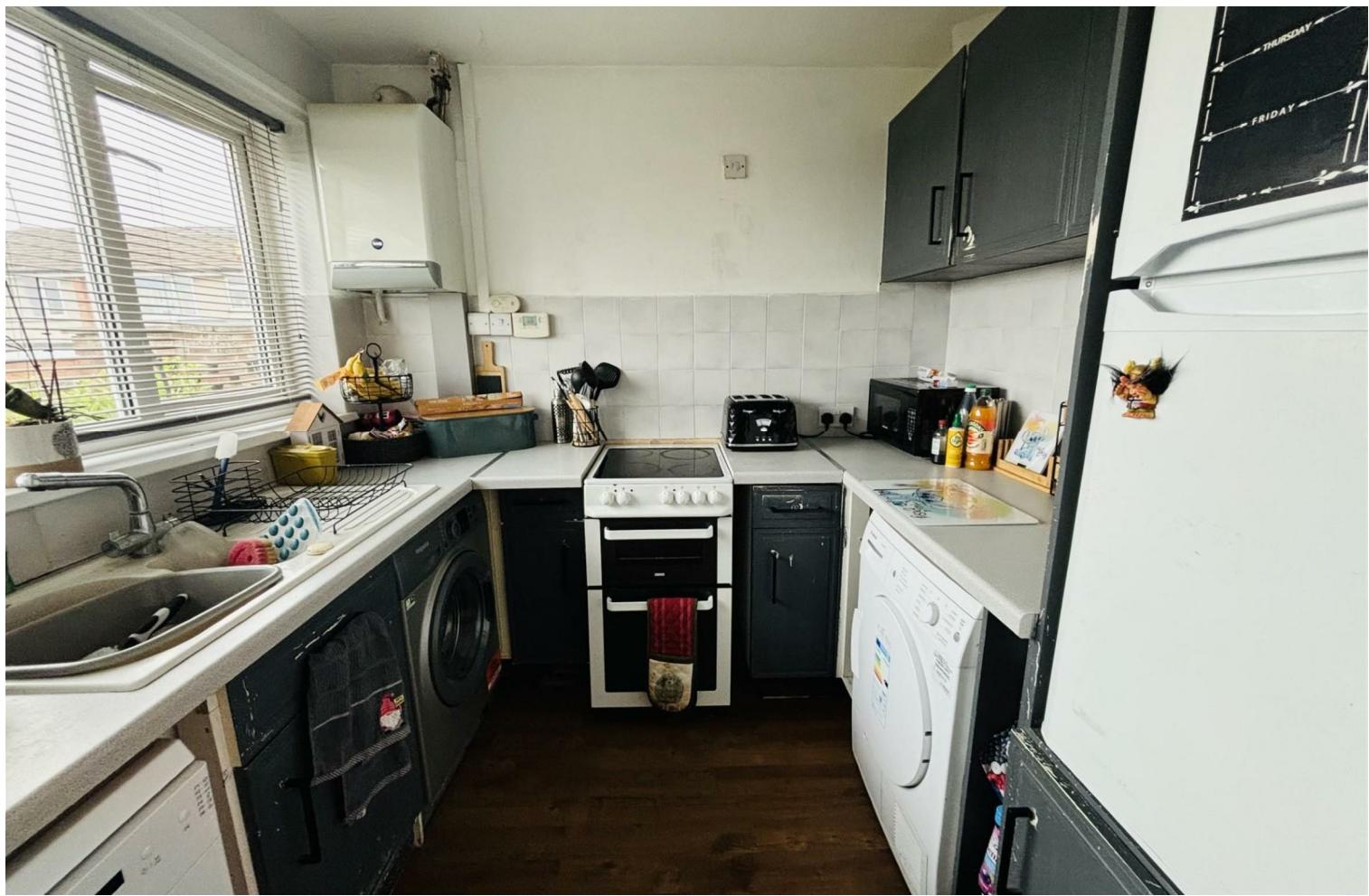
Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Viewings

Strictly by appointment through Hawkesford on 01926 438123













Ground Floor

Approx. 34.0 sq. metres (365.6 sq. feet)

Sitting Room**CPD****Kitchen****Hall****FP****First Floor**

Approx. 34.0 sq. metres (365.7 sq. feet)

Bedroom**CPD****Bath-
room****Landing****Bedroom****Total area: approx. 67.9 sq. metres (731.3 sq. feet)**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

www.hawkesford.co.uk t: 01926 430 553 e: leamington@hawkesford.co.uk