HAWKESFORD

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Residential
New Homes
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# POPLAR WAY, LEAMINGTON SPA CV31 2SQ

## A TWO BEDROOM END TERRACE PROPERTY WITH ALLOCATED PARKING SET WITHIN A POPULAR RESIDENTIAL DEVELOPMENT.

- The Fairway Development
- Two Allocated Spaces
- Entrance Hallway
- Kitchen
- Living Room
- Generous Cloackroom
- Two Bedrooms
- Family Bathroom
- Modern Throughout
- Landscaped Garden

**2 BEDROOMS**

**40% SHARED OWNERSHIP £110,000**

Hawkesford are pleased to present this two bedroom end terrace house, forming part of the popular 'The Fairways' development in Whitnash.

The current owners have maintained the house lovingly and the house still has the feel of a brand new home. It has a generous sized garden and two allocated parking spaces.

In brief, Entrance Hallway, Kitchen, Living Room, Cloakroom, Rear Garden, Two Bedrooms, Family Bathroom.

We recommend securing your viewing early.

**The Area**
The Fairways, which Poplar Way is within, is a popular residential estate, situation just off the prestigious Golf Lane in Whitnash. A quiet and relaxed location.

**Front**
The property has an allocated car space directly in front of the main entrance and a further allocated space at the end of the terraces. Access to the garden area can be found at the side of the house.

**Entrance Hallway**
With light point and radiator. The entrance hallway provides access to the first floor stairs, kitchen, lounge and cloakroom. There is under stair storage space too, which is a decent size.

**Kitchen 11'3" x 8'0" (3.45 x 2.46)**
With a double glazed window to the front aspect and light point to ceiling.

**Living Room 14'0" x 10'5" (4.29 x 3.20)**
Having a double glazed window to the rear aspect, light point and radiator. There is a double glazed door leading to the rear garden area.

**Cloakroom**
Spacious cloakroom with light point, sink, WC and radiator.

**First Floor Landing**
The first floor landing provides access to the two bedrooms and bathroom. There is a pull down loft ladder and hatch, which allows access to the fully boarded loft.

**Bedroom One 14'0" x 8'9" (4.27 x 2.69)**
With a double glazed window to the rear aspect, light point and radiator.

**Bedroom Two 14'0" x 9'6" (4.27 x 2.92)**
Benefit of having two double glazed windows to the front aspect, light point and radiator.

**Family Bathroom 7'4" x 7'3" (2.26 x 2.21)**
With a double glazed window to the side aspect, light point, radiator, sink, WC and bath with shower attachment.

**Garden**
Laid to artificial lawn, lovely side corner space for seating. The property has the advantage of a side separate space of the garden, for space for bins and further storage.

## 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.

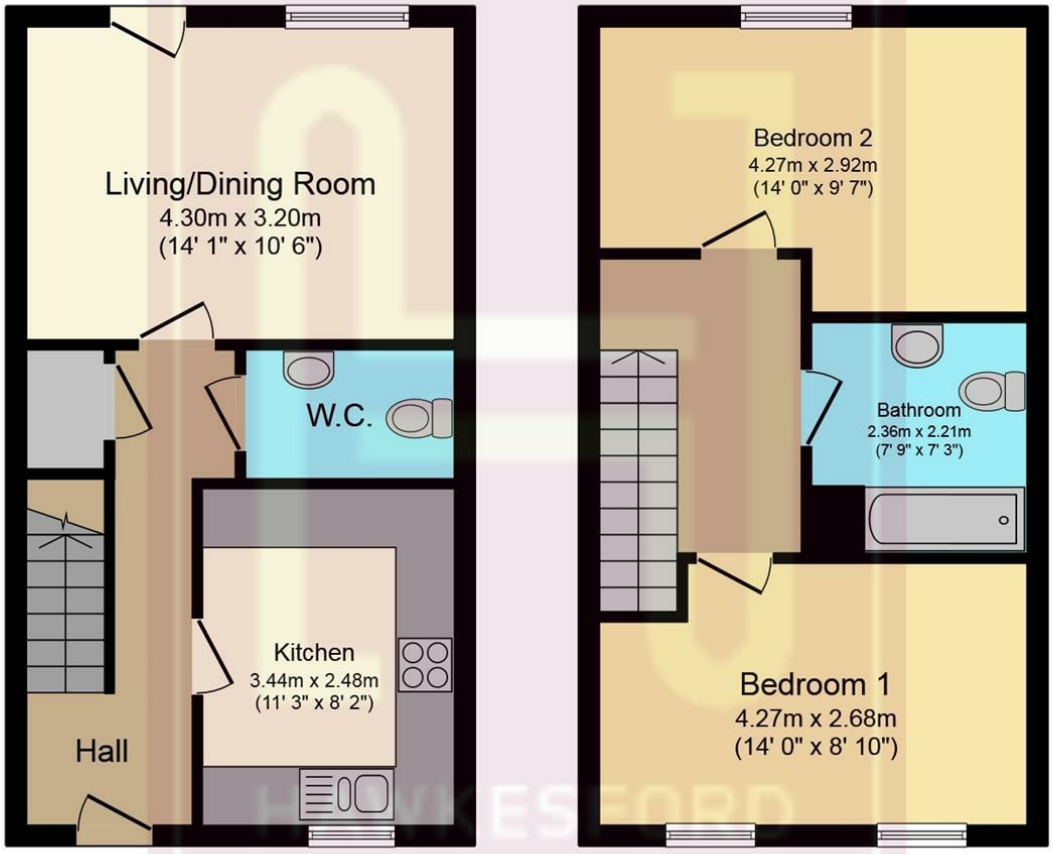
## Special Note
All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

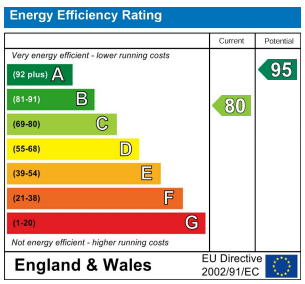
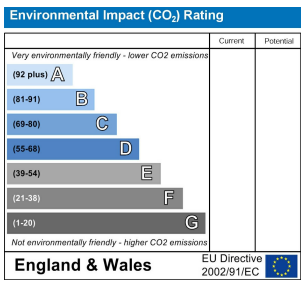
## Survey
Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide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

## Tax Band
The Council Tax Band is

## Tenure
We believe the property to be Freehold. The rent on the 60% includes the service charge and was a figure of £384.41 per month. Service charge working out at around £20.00. Please note, you will need to verify this with a solicitor

## Viewings
Strictly by appointment through Hawkesford on 01926 438123

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