

ROWLEY ROAD, LEAMINGTON SPA CV31 2ET



**A THREE BEDROOM SEMI DETACHED FAMILY HOME WITHIN A POPULAR LOCATION.**

- THREE BEDROOMS
- DRIVEWAY
- ENTRANCE HALLWAY
- LOUNGE
- DINING ROOM
- KITCHEN
- BATHROOM
- GARAGE
- GOOD SCHOOL CATCHMENTS
- CLOSE TO LEAMINGTON TOWN CENTRE

**3 BEDROOMS**

**PRICE GUIDE £300,000**

Hawkesford are pleased to bring to the market this three bedroom semi detached house, located in a popular area of Whitnash.

Rowley Road is a family orientated area, that benefits from being in good primary and secondary school catchment areas.

The property is in good condition throughout and has future scope for extension at the side or back, subject to planning.

There is a lovely garden to the rear of the house and a garage, with a lean to at the side of the house, which provides a good space for storage.

The ground floor benefits from a lounge, dining room and kitchen, with the first floor having three bedrooms and a bathroom.

Please book your viewing slot early.

## **Front**

With a spacious driveway, providing space for at least two cars. Access to the front door and further side access through the secure lean to.

### **Entrance Hallway 5'1" x 492'1" (1.55 x 150)**

Providing access to the lounge, first floor stairs and benefiting from a light point to ceiling, smoke alarm and radiator.

### **Lounge 14'3" x 12'3" (4.35 x 3.75)**

With a double glazed window to the front aspect, light point to ceiling, radiator and benefiting from some skillfully designed built in storage cupboards. With access through to the living room, via an open arch.

### **Dining Room 8'5" x 7'9" (2.57 x 2.37)**

With double glazed sliding patio doors to the rear garden, light point to ceiling, radiator and access to the kitchen to the right hand side.

### **Kitchen 9'1" x 6'10" (2.77 x 2.10)**

With a double glazed window to the rear aspect and light point to ceiling. The kitchen worktop has plenty of above and below storage space, with space for a fridge/freezer, washing machine and dishwasher.

### **First Floor Landing 7'9" x 6'2" (2.37 x 1.88)**

Spacious landing which has a double glazed window at the top of the stairs, to the side elevation. With light point, loft access (with pull down ladder) and access to all three bedrooms and the family bathroom.

### **Bedroom One 11'5" x 8'6" (3.50 x 2.60)**

With a double glazed window to the front aspect, light point to ceiling and radiator.

### **Bedroom Two 11'4" x 9'4" (3.46 x 2.87)**

With a double glazed window to the rear aspect, light point, radiator and fitted wardrobes.

### **Bedroom Three**

With a double glazed window to the front aspect, light point to ceiling, radiator and a built in storage cupboard.

### **Bathroom 6'7" x 6'1" (2.02 x 1.86)**

With a double glazed window to the rear aspect, spotlights to the ceiling, bath with over head shower, heated towel rail and low level WC.

**Garden**

A generous sized garden mainly laid to lawn but with an initial patio area that has plenty of seating/table space. There is space for a shed behind the garage area and a further space for seating. The garage can be accessed and there is a secure lean to the side of the house with secure doors to both front and rear, and proving 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.

**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 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







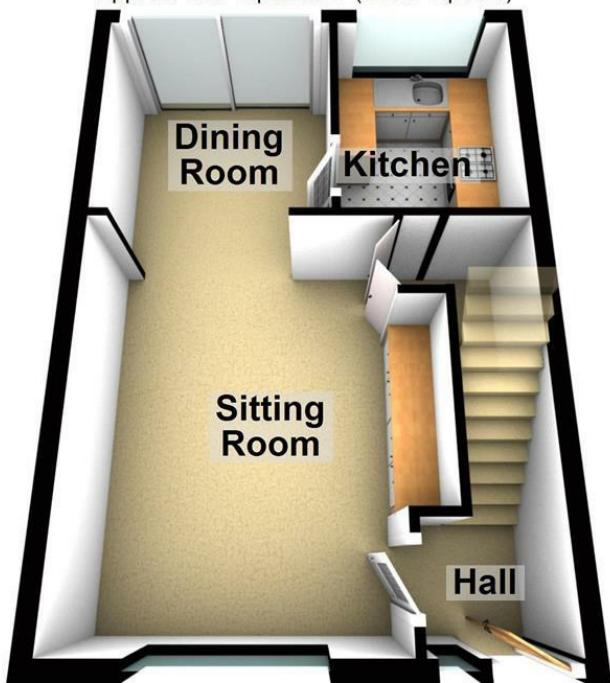




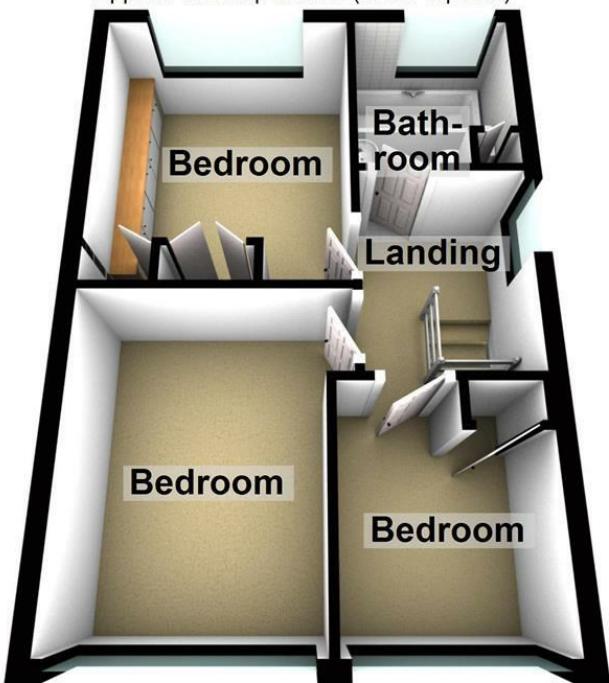


**Ground Floor**

Approx. 33.8 sq. metres (363.9 sq. feet)

**First Floor**

Approx. 33.8 sq. metres (363.9 sq. feet)



Total area: approx. 67.6 sq. metres (727.8 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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