

## THREE CORNERED CLOSE, LEAMINGTON SPA CV32 7XJ



**A THREE BEDROOM SEMI DETACHED HOME IN A QUIET CUL-DE-SAC WITH NO UPWARD CHAIN.**

- NO CHAIN
- SEMI DETACHED
- LIVING ROOM
  - KITCHEN
- DINING ROOM
- WC/CLOAKROOM
- THREE BEDROOMS
  - BATHROOM
  - GARAGE
- GARDEN AND DRIVEWAY

**3 BEDROOMS**

**OFFERS OVER £325,000**

**\*\*Viewings being taken for Saturday 23rd April! Call the Office to book your slot now \*\*\***

**NO CHAIN!!**

Hawkesford are delighted to bring to the market this three bedroom semi detached house, within a quiet cul-de-sac in the village of Cubbington.

The owner has very recently improved the property with new double glazed windows throughout, including the conservatory and conservatory door. New carpets in the living room and dining area, as well as brand new laminate floors through the entrance hallway, kitchen and cloakroom areas.

The Meadows is now an established residential area in Cubbington benefiting from countryside views and a relaxing quiet outlook. Cubbington is three miles north of Leamington Spa and within easy reach of local amenities.

The property is being sold with no onward chain and has a driveway, garage and good sized garden. The house has been well loved and cared for and has plenty of scope for future modernisation. We very much encourage potential applicants book their viewing to appreciate what is on offer.

There is the added bonus of extra parking provided on the Coventry Road for this development, in front of Willow Sheets Meadow, which avoids any over crowding within the cul-de-sac.

### **Front**

With front garden laid to lawn to the front, there is secure allocated parking on the driveway and also in front of the garage. Also access to the garden via side garden gate.

### **Entrance Hallway**

Spacious entrance hallway with light point and access to the kitchen, living room, cloakroom and first floor stairs. The front door is brand new as well as the entrance hallway laminate floors that extend to the kitchen and cloakroom areas.

### **Cloakroom**

With light point, WC, sink and new flooring.

### **Kitchen**

10'10"x6'8"

With windows to front aspect, light point and kitchen worktop with storage units above and below. (New flooring)

### **Lounge**

12'9"x10'10"

With double glazed patio doors to rear aspect, leading into conservatory. fireplace, radiator, light point and brand new carpets.

### **Dining Room**

8'2"x7'4"

With window to rear aspect, light point, radiator and brand new carpets.

### **Conservatory 9'10" x 7'8" (3.00 x 2.35)**

With recently installed double glazed windows to all aspect and new patio door to side leading to garden.

**Bedroom One**

10'10"x8'7"

With window to rear aspect, light point and radiator.

**Bedroom Two**

8'8"x8'3"

With window to rear aspect, light point and radiator.

**Bedroom Three**

8'4"x7'5"

With window to front aspect, light point and radiator.

**Bathroom**

Having window to front, WC, sink, light point, bath, shower and radiator.

**Garden**

Good sized garden mostly laid to lawn with access to the garage.

**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, alternatively you can contact Jason Francis on 07973897543 direct.

**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.

**Fixtures and Fittings**

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

**GENERAL INFORMATION****Services**

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



**INFORMATION**

Mains water, gas and electricity are believed to be connected to the property. 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. Fixtures & Fittings Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment through the Agents All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property. All photographs are taken with a wide angled lens 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. . 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. Management Department For all enquiries regarding rental of property, or indeed management of rented property, please contact Pauline Carrera-Silva on (01926) 438123. For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.

**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.

**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 the Agents on (01926) 430553



















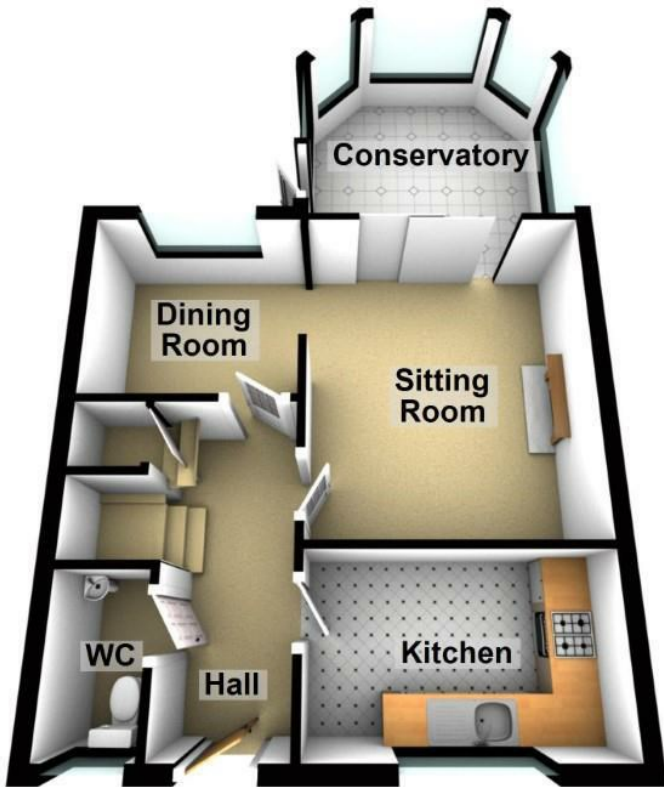








Ground Floor



First Floor



Total area: approx. 80.2 sq. metres (863.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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