

ST. MARYS ROAD, LEAMINGTON SPA CV31 1JW



A FOUR BEDROOM SEMI DETACHED FAMILY HOME WITHIN A SHORT WALK OF LEAMINGTON SPA TOWN CENTRE.

- NO CHAIN
- FOUR BEDROOMS
 - GARAGE
 - LOUNGE
- OPEN PLAN KITCHEN/DINING
 - CLOAKROOM
 - BATHROOM
 - GARDEN
 - DRIVEWAY
- POPULAR LOCATION

4 BEDROOMS

OFFERS OVER £485,000

****Viewings now being taken again as of 6/6/22****

A much improved and extended traditionally styled bay fronted semi detached family residence providing well proportioned four bedroom accommodation in this highly regarded and convenient south Leamington Spa location.

This is a popular location and only a short walk from both Leamington Spa town centre and Leamington Train Station. The current owners have skilfully created a property which oozes charm and elegance in buckets. A striking open plan Kitchen/Dining room provides a great social hub and a very cosy bay fronted lounge offers an alternative reception room.

With four bedrooms and a bathroom on the first floor and a good sized garden to the rear of the property, we encourage you to book your viewing early to obtain your slot whilst they are there.

The property is being bought to the market with no onward chain.

Front

The property is nicely set back from the main road and benefits from a front garden and driveway, providing off-road parking.

Entrance Hallway

Providing access to the first floor stairs, cloakroom, lounge and open plan kitchen/diner. Benefiting from a light point to ceiling and radiator.

Cloakroom/WC

With light point, sink, WC and radiator.

Lounge 13'5" x 11'5" (4.10 x 3.5)

Bay fronted living room, with light point and radiator.

Open Plan Kitchen Diner 20'0" x 19'8" (6.10 x 6.00)

Fantastic sized open plan kitchen/diner that has been extended with plenty of light coming through from the rear aspect.

Bedroom One 14x10 (4.27mx3.05m)

Double glazed bay window to the front aspect, light point and radiator.

Bedroom Two 11x11 (3.35mx3.35m)

Double bedroom with light point, radiator and double glazed window to the rear aspect.

Bedroom Three 8x8 (2.44mx2.44m)

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

Bedroom Four 10x7 (3.05mx2.13m)

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

Bathroom

Modern bathroom with double glazed windows to side and rear, WC, shower, bath and heated towel rail.

Garden

Good sized garden mostly laid to lawn with a decked patio area with space for seating. Space to the side of the property with access 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.

Fixtures and Fittings

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

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.

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.

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





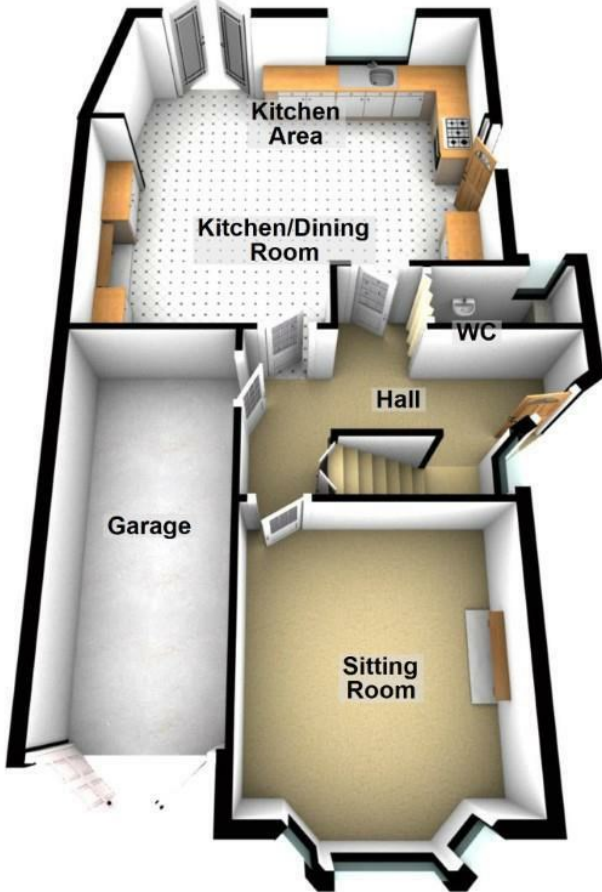






Ground Floor

Approx. 67.8 sq. metres (729.5 sq. feet)



First Floor

Approx. 52.9 sq. metres (569.4 sq. feet)



Total area: approx. 120.7 sq. metres (1298.9 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		55	56
(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		

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