

## HITCHMAN MEWS, LEAMINGTON SPA CV31 3QW



**A TWO BEDROOM MID TERRACE HOUSE WITH TWO ALLOCATED CAR SPACES AND WITHIN A SHORT WALK OF LEAMINGTON TOWN CENTRE AND TRAIN STATION.**

- NO CHAIN
- IDEAL FIRST TIME BUY OR INVESTMENT
  - TWO ALLOCATED OFF ROAD SPACES
    - GARDEN
    - LOUNGE
    - KITCHEN
  - TWO BEDROOMS
    - BATHROOM
- WALKING DISTANCE TO TOWN CENTRE AND TRAIN STATION.

**2 BEDROOMS**

**PRICE GUIDE £225,000**

Hawkesford are pleased to market this two bedroom mid terrace property, located within a short walk of Leamington Train station and town centre.

The property benefits from two allocated off road spaces and is being sold with no onward chain. This would represent the perfect first time purchase or investment opportunity.

On the ground floor there is a good sized living room and a breakfast kitchen room. Two bedrooms and bathroom are located on the first floor and there is a private garden to the rear.

Viewing being taken for Saturday 28th May - strictly by appointment only.

### **Front**

Private path leading to front door, with front garden laid to lawn, allocated car space directly in front and one to the side.

### **Lounge 16'10" x 11'10" (5.15 x 3.62)**

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

### **Kitchen 11'10" x 10'9" (3.61 x 3.28)**

With double glazed window to the rear aspect, light point and patio door to the rear garden.

### **Bathroom 8'0" x 4'9" (2.45 x 1.45)**

Double glazed window to the rear aspect, light point, sink, WC and bath with shower attachment.

### **Bedroom One 11'9" x 12'4" (3.59 x 3.78)**

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

### **Bedroom Two 8'10" x 6'9" (2.70 x 2.06)**

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

### **Garden**

Mostly laid to lawn with an initial patio area.

### **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.

**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





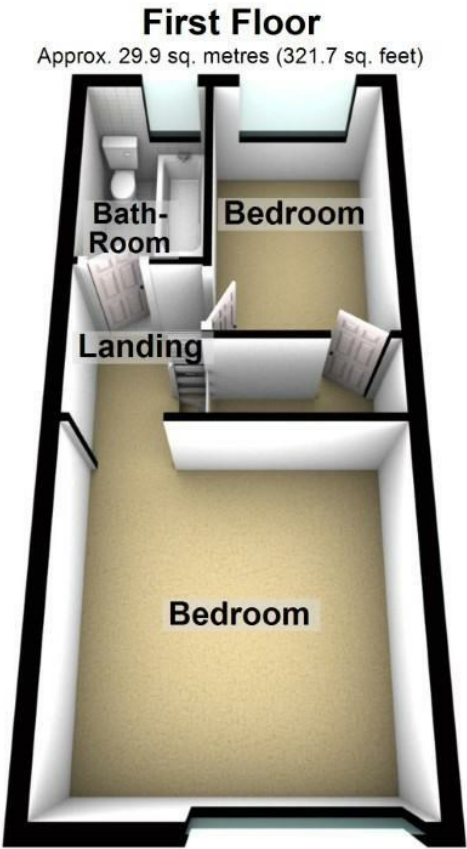
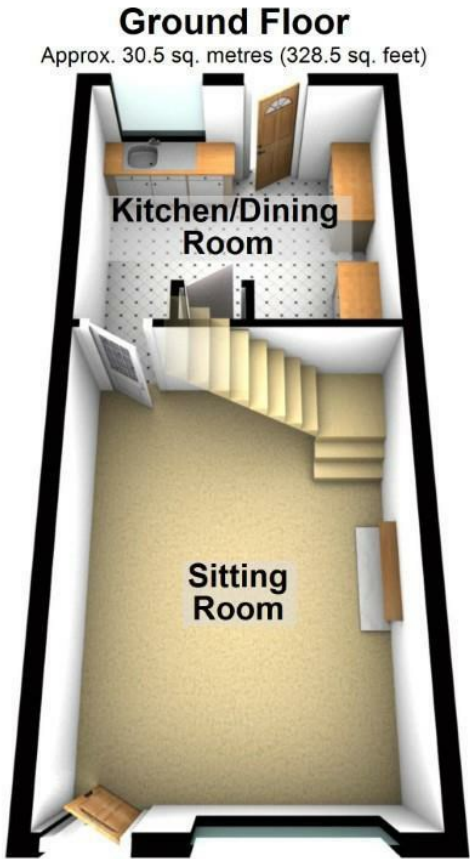












Total area: approx. 60.4 sq. metres (650.2 sq. feet)

