

LEE ROAD, LEAMINGTON SPA CV31 3JQ



A THREE BEDROOM SEMI DETACHED HOUSE WITH NO CHAIN.

- Three Bedroom Semi Detached
- Open Plan Living/Dining Room
 - Kitchen
 - Bathroom
- Good Sized Garden
- No Chain
- Local schools nearby
- New Boiler
- Walking distance to town and train station.

3 BEDROOMS

OFFERS IN EXCESS OF £200,000

A no chain three bedroom semi detached house, with plenty of potential and a spacious garden. This property is for CASH BUYERS only.

The property is located within a short walk of Leamington train station and town centre as well as very close proximity to local schools.

Whilst the property is in need of full modernisation throughout, it has had a new boiler recently installed.

Lounge 10'4" x 9'1" (3.16 x 2.79)

Dining Room 11'8" x 10'5" (3.56 x 3.18)

Kitchen 8'9" x 6'6" (2.68 x 1.99)

Bedroom One 11'7" x 9'10" (3.55 x 3.02)

Bedroom Two 11'8" x 11'7" (3.57 x 3.54)

Bedroom Three 7'9" x 6'0" (2.37 x 1.85)

Bathroom 7'10" x 6'11" (2.39 x 2.11)

Outside

To the Front: hard landscape providing parking

To the rear: large rear garden with outside store

Tax Band

Council Tax Band "C" from Warwick District Council

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.

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



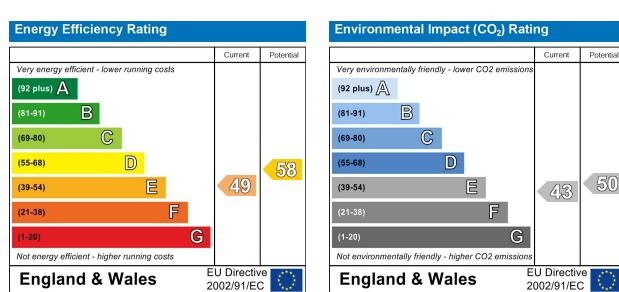












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