

LABURNUM GROVE, WARWICK CV34 5TG



IDEAL FOR FIRST TIME BUYERS OR AN INVESTMENT PROPERTY, THIS 3 BED MID TERRACE HAS PLENTY OF SPACE FOR A COUPLE OR YOUNG FAMILY IN THIS POPULAR RESIDENTIAL AREA.

- Three Bed Mid Terrace
 - Large Living Room
- Fitted Kitchen with separate utility
 - Enclosed Rear Garden
 - Garage
- Two Double Bedrooms and One Single
 - Family Bathroom
 - EPC: C (70)
 - No Upward Chain

3 BEDROOMS

PRICE GUIDE £225,000

A three bed mid terrace home, located in a residential area, ideally positioned between Warwick and Leamington Town Centres, with a run of local amenities within walking distance. The property is offered with No Upward Chain and an Ideal first time buy or Investment Property. Accommodation in brief; porch, entrance hall, good size living room, fitted kitchen to ground floor. To the first floor there are two double bedrooms, a single bedroom and a bathroom. To the front of the property is a common green area, and to the rear is an enclosed garden with garage.

Entrance Hall

Entrance to the property is via a UPVC Double glazed sliding front door leading into the porch, which in turn gives access into the entrance via a wooden glazed front door. Entrance has wood effect flooring, neutral decor to the walls and ceiling, gas central heating radiator. Wooden glazed front door leads into the living room and fitted kitchen. Carpeted stairs leads up to the first floor landing.

Living Room 17'6" x 11'0" (5.354m x 3.362m)

Decorated walls and ceiling, large double glazed window to front elevation, gas central heating radiator and electric fire fitted.

Kitchen 10'5" x 8'4" (3.179m x 2.552m)

Tiled to floor, neutral decor to walls and ceiling, large double glazed window to rear elevation overlooking the garden, light point to ceiling. Fitted with a range of wall and base units with a wood effect frontage, granite effect melamine work surface, space for fullsize double oven, space and plumbing for dishwasher, space for full height fridge freezer. Fitted with stainless steel one and a half bowl sink with matching drainer with chrome hot and cold mixer tap. Open archway leads into the utility area.

Utility Room 6'4" x 6'4"x (1.952m x 1.939x)

Continuation of the tiling and neutral decor, obscure double glazed window to rear elevation, light point to ceiling, space and plumbing for washing machine. Full height cupboard fitted which houses the Worcester Boiler.

First Floor Landing

Bedroom 1 11'1" x 8'2" (3.386m x 2.501m)

Neutral decor to walls and ceiling, large double glazed window to rear elevation, gas central heating radiator, triple fitted sliding door wardrobes providing a huge amount of storage.

Bedroom 2 9'11" x 9'3" (3.029m x 2.820m)

Neutral decor to the walls and ceiling, double glazed window to front elevation, gas central heating radiator.

Bedroom 3 7'7" x 6'7" (2.330m x 2.023m)

Neutral decor walls and ceiling, large double glazed window to front elevation, gas central heating radiator.

Family Bathroom

Tiled to floor and up to ceiling height around toilet, sink and bath. Large obscure double glazed window to rear elevation, gas central heating radiator. Fitted with low level W/C, pedestal wash hand basin and bath with shower attachment and controls.

Outside

To the rear of the property is an enclosed garden with a area of hard standing as you exit the property. leading to lawn and then a full height gate at the rear. There is also a garage within the garden, outside electric sockets and an outside tap.

Services

All mains services are believed to be connected.

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.

Council Tax

We understand the property to be Band C.

Viewing

Strictly by appointment through the Agents on 01926 411 480.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

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 and part of an offer or contract. The seller does not take 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 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.

Management Department

For all enquiries regarding rental of property, or indeed management of rented property, please contact Pauline Carrera-Silva on (01926) 438123

Survey Department

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.

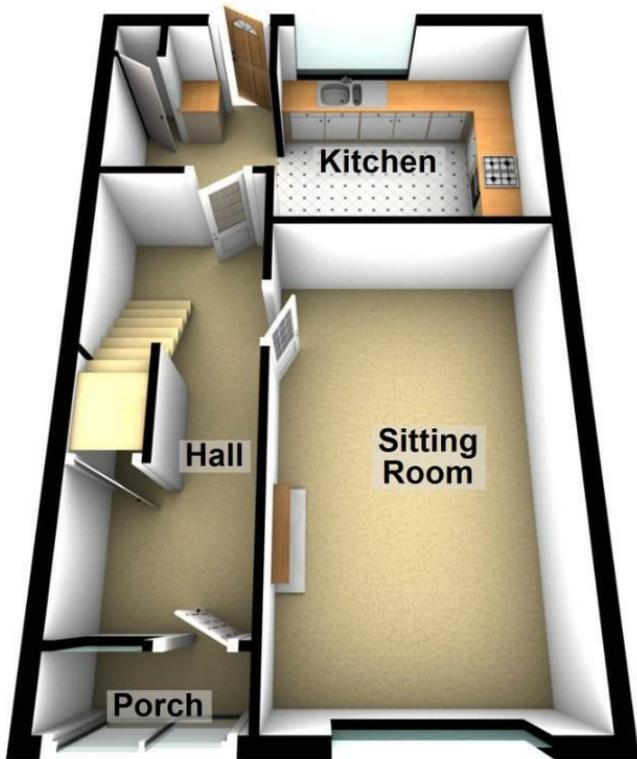








Ground Floor



First Floor



Total area: approx. 74.5 sq. metres (802.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		70	
(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 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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