

Bancroft Drive, Leamington Spa, Warwick



Asking Price £179,995

IH INGLEBY HOMES





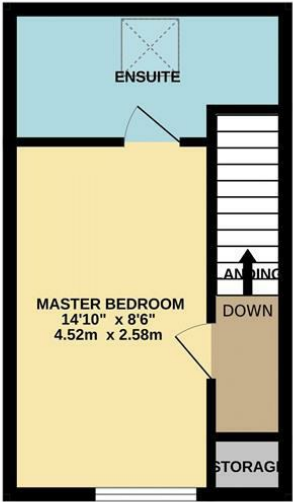
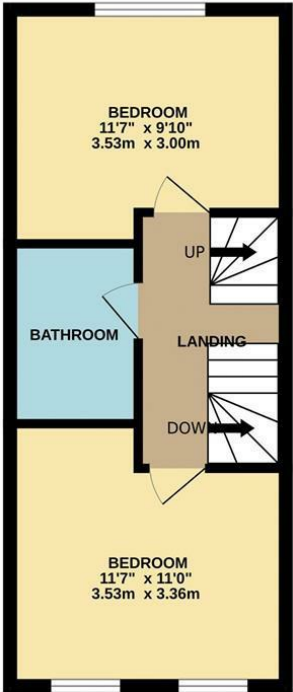
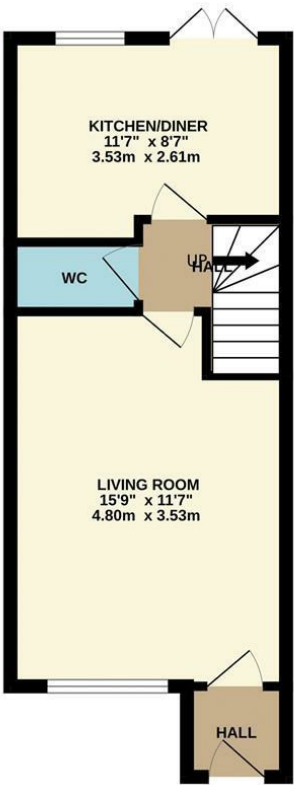
This modern town house, built to the popular 'Souter' design is available For Sale with no forward chain.

Appealing to a wide variety of buyers with fantastic nearby amenities and close to 'highly thought of' schooling. A particular feature is the three large double bedrooms, the top floor 'Master' with ensuite.

Delivering accommodation over the three levels, modern throughout. Internally comprising an entrance hall, lounge, cloakroom/WC and rear kitchen/diner to the ground floor. The first floor offers two of the double bedrooms and the family bathroom. A 'Master' level on the second floor provides a further double bedroom and ensuite. The property occupies an end position within this cul-de-sac, benefiting from a front drive, and attractive, enclosed, westerly rear garden.



The Layout



TOTAL FLOOR AREA : 897 sq.ft. (83.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		91	
(81-91) B			
(69-80) C	80		
(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	
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	

The Location



Council Tax Band: C

Tenure: Freehold



- Built to the popular 'Souter' design
- Modern accommodation over three levels
- Three double bedrooms, 'Master' with en-suite
- Rings location within Ingleby Barwick
- No Forward Chain