3 Bed Semi-Detached House

23 Haddon Road
Lillington
Leamington Spa
CV32 7QX

MARGETTS
ESTABLISHED 1806

Offers Over £230,000

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*** OPEN HOUSE FRIDAY 20TH JUNE 4pm - 5pm, FRIDAY 27TH JUNE 4pm - 5pm AND SATURDAY 28TH JUNE 9.30am - 10.30am PLEASE CALL THE OFFICE TO BOOK YOUR SLOT*** A rare opportunity to acquire a family, semi detached home, in need of substantial improvement and updating, delightfully set opposite an attractive central green. The property offers three bedrooms, two reception rooms, separate kitchen and gardens. The property benefits from double glazing and gas central heating.

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Double glazed front door opens into the storm porch.

Double glazed front door opens into

ENTRANCE VESTIBULE
with radiator.

LOUNGE
17'0" max x 11'8" max
with radiator and double glazed window.

DINING ROOM - REAR
14'0" x 8'6" max
with double glazed window, radiator, wall mounted Potterton gas fired central heating boiler and door opening to a shelved cupboard.

KITCHEN
8'5" x 6'2"
with door to the rear porch and archway opening to under stairs storage area.

REAR LEAN-TO PORCH
giving access to the garden.

Staircase from the entrance vestibule leads up to the

FIRST FLOOR LANDING
with access to the roof space.

BEDROOM ONE - FRONT
10'3" excl door recess x 11'8" inc' ward's
with a range of fitted wardrobes, radiator and double glazed window. Door opening to airing cupboard with hot water cylinder.

BEDROOM TWO - REAR
12'8" incl wardrobes x 8'7"
with double glazed window and radiator.

BEDROOM THREE - FRONT

9'10" max x 6'10" max

Please note these measurements include study furniture including bookcases and the bulkhead. Double glazed window and radiator.

BATHROOM

has a three-piece suite with shower fitted above the bath, wash hand basin and low level WC.

OUTSIDE

TO THE FRONT OF THE PROPERTY

there is a path leading to the front door and giving access at the side of the property to the rear garden. The front garden has a perimeter hedgerow.

REAR GARDEN

has a number of established shrubs and trees, and a lawn and path.

GENERAL INFORMATION

We understand all main services are connected and the property is freehold.

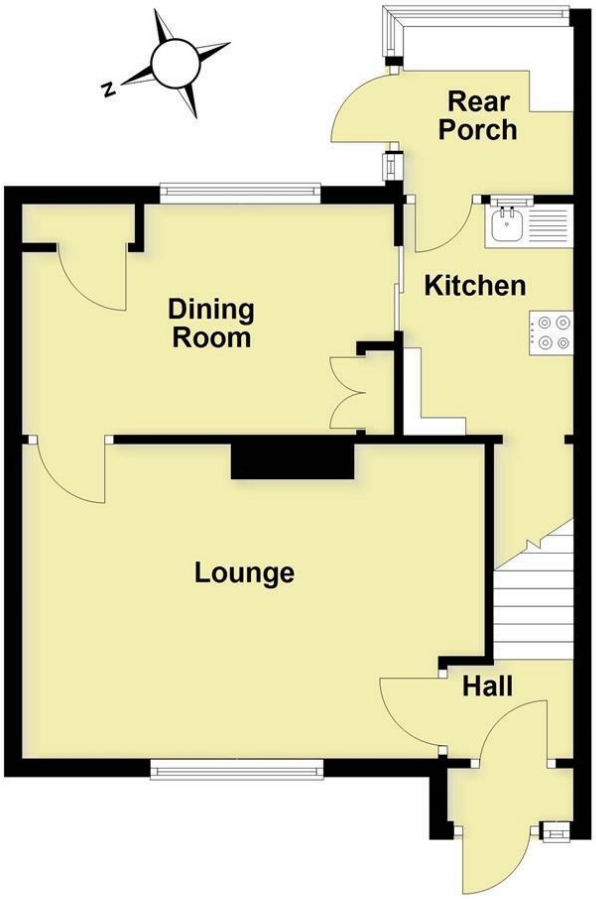
THE ESTATE AGENT ACT 1979

Under the terms of the above act, please note, this property as part of the estate of a distant family relative of one a Directors of Margetts (Warwick) limited.

23 Haddon Road, Lillington, Leamington Spa, CV32 7QX

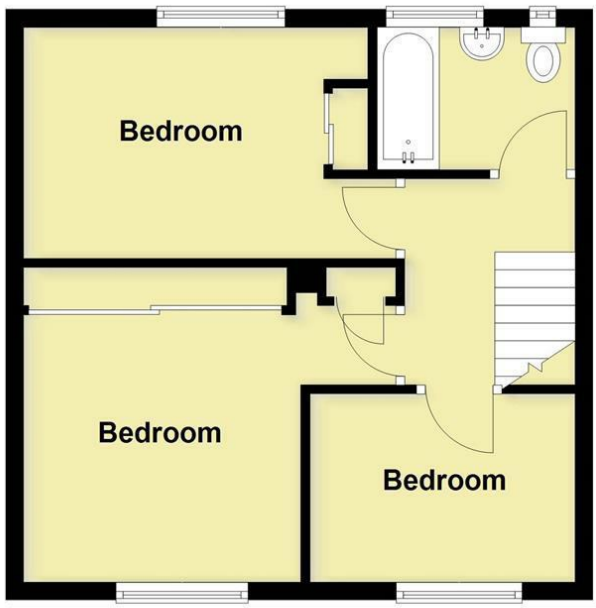
Ground Floor

Approx. 43.8 sq. metres (471.2 sq. feet)



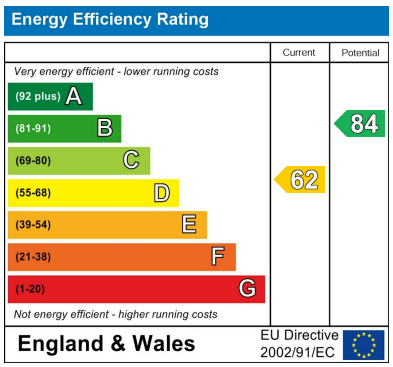
First Floor

Approx. 38.9 sq. metres (419.0 sq. feet)



Total area: approx. 82.7 sq. metres (890.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



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