



66 Buckley Road

Leamington Spa **CV32 7QQ**

Offers Over £300,000

66 Buckley Road

HIGHEST AND FINAL OFFERS - THURSDAY 31ST OCTOBER 2024 AT 10AM - This deceptively spacious and immaculately presented three bedroom semi detached property is located in a popular and conveniently positioned pocket to the north of Leamington Spa town centre. It is placed well to offer easy access into both the town centre and local countryside nearby. Set back from the road behind its fore garden occupying a lovely position with rear lane access. Upon entry into the recently built storm porch and in turn entrance hallway, there is a well proportioned living room with stunning decor and timber laminate flooring with a large opening to a newly fitted funky dining kitchen with access into under stairs larder, cloakroom and the garden. The first floor has a generous landing, two large double bedrooms, a third large single / home office / nursery and a modern and beautifully presented bathroom. Externally the property has a lovely sized garden with access to the rear lane should be needed.

LOCATION

Buckley Road is situated to the north-east of Leamington Spa, being positioned a short drive from the town centre, which offers a wide range of cafes, restaurants and retail outlets. The property is also well serviced for communication links, the A46 providing links to the heart of the Midland motorway network, whilst Leamington Spa railway station, with its direct commuter links to London, Birmingham and a wide range of further centres, is approximately 2 miles away.

ON THE GROUND FLOOR

Storm Porch

1.83m x 1.23m (6'0" x 4'0")
This newly added storm porch now offers valuable entrance space with hanging area for coats and shoes, tiled flooring and access into the entrance hallway.

Entrance Hallway

1.29m x 1.25m (4'2" x 4'1")
With stairs rising to the first floor and timber effect laminate flooring that continues into the well proportioned living room.

Living Room

5.16m x 3.54m (16'11" x 11'7")
This beautifully decorated reception room is large in size and has a gorgeous accent wall, laminate flooring and lots of natural light entering through the large window to the front aspect. A large opening leads you into the dining kitchen.

Dining Kitchen

5.16m x 2.60m (16'11" x 8'6")
This newly fitted kitchen has been installed with a 'funky' blue array of eye level and base units with complimentary work tops with matching kick backs. The owners have installed a useful breakfast bar with room for stools below and the floors laid with a slate tile with decorative trim. The kitchen comes equipped with a full range of integrated appliances including a double oven, an induction hob with extractor, fridge & freezer, a dishwasher and a washing machine. A door leads out to the gardens and also an internal opening into the pantry space beneath the stairs and newly fitted cloakroom / WC.

WC

1.47m x 0.93m (4'9" x 3'0")
This newly fitted ground floor

cloakroom offers a wash hand basin and wc and also houses the combination boiler.

Pantry Cupboard

2.47m x 0.94m (8'1" x 3'1")
This handy pantry space offers lots of storage and shelving.

ON THE FIRST FLOOR

Landing

2.41m x 1.79m (7'10" x 5'10")
This spacious landing offers access to the loft and also doors to all room on the first floor.

Bedroom One

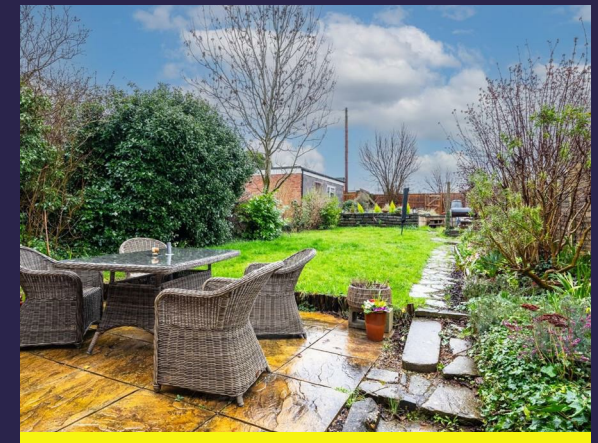
4.42m x 3.60m (14'6" x 11'9")
Located to the front of the property this beautifully presented double bedroom has been decorated with luxury in mind and has an array of fitted wardrobes on offer.

Bedroom Two

4.42m x 2.82m (14'6" x 9'3")
A further double bedroom located to the rear with a set of double doors with Juliette balcony looking out over the gardens.

Features

- Semi Detached Property
- Immaculately Presented
- Deceptively Spacious
- Well Proportioned Reception
- Newly Fitted Dining Kitchen
- Three Bedrooms
- Conveniently Positioned
- Large Mature Garden





Floorplan

Internal Living Area 824sq ft / 76.54m²



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General Information

Tenure

Freehold

Fixtures & Fittings

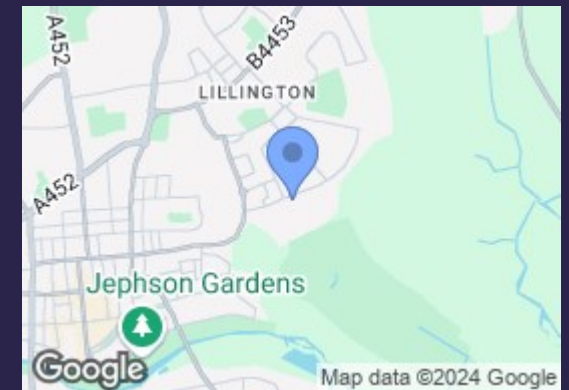
Specifically excluded unless mentioned in these sales particulars.

Services

We understand that all mains services are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band C - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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