



**19 Haddon Road**

Leamington Spa **CV32 7QX**

Guide Price £285,000

# 19 Haddon Road

## Lillington

This semi-detached family house offers three bedroomed accommodation and is popularly located in Lillington, yet within easy reach of facilities in Leamington town centre. Occupying a good plot and having gas fired central heating along with replacement UPVC double glazing, features of the accommodation include a comfortable size lounge, kitchen/dining room with modern units and separate utility room. On the first floor are three bedrooms plus a bathroom with modern white suite, whilst the size of the rear garden makes the house ideal overall for the young family.

### LOCATION

Haddon Road runs between Buckley Road and Wellington Road, approximately 1½ miles north-east of central Leamington Spa. Lillington offers its own range of local amenities including shops and schools, with the more comprehensive facilities available within the town centre also being easily accessible. In addition, there are good local road links available to neighbouring towns and centres along with major routes, whilst Leamington Spa railway station provides regular rail links to many destinations, including London and Birmingham.

### ON THE GROUND FLOOR

UPVC double glazed entrance door opening into:-

### ENTRANCE VESTIBULE

With central heating radiator and door to:-

### LOUNGE

5.21m x 3.53m (17'1" x 11'7")

With wood flooring, two central heating radiators, UPVC double glazed window to front elevation and door to:-

### KITCHEN/DINING ROOM

4.22m x 2.57m (13'10" x 8'5")

Having been re-fitted with a range of contemporary units in a gloss finish with brushed chrome rod style door furniture and comprising coordinating base cupboards and drawers with wood effect worktops over and ceramic tiled splashbacks, coordinating range of wall cabinets, inset stainless steel four burner gas hob with concealed filter hood over and fitted electric oven below, integrated fridge freezer, ceramic tiled floor, central heating radiator, UPVC double glazed window and access to:-

### UTILITY ROOM

2.54m x 1.83m (8'4" x 6'0")

With cupboard concealing the Baxi gas fired boiler, worktop with space below for washing machine and tumble dryer, access to understairs storage cupboard, ceramic tiled floor and UPVC double glazed door giving external access to the rear garden.

### ON THE FIRST FLOOR

### LANDING

With access trap to the roof space and doors to:-

### BEDROOM ONE (FRONT)

3.53m x 3.07m (11'7" x 10'1")

- plus deep door recess.

Having UPVC double glazed window and central heating radiator.

### BEDROOM TWO (REAR)

3.89m plus door recess x 2.57m (12'9" plus door recess x 8'5")

With central heating radiator and UPVC double glazed window.

### BEDROOM THREE (FRONT)

2.49m max x 2.08m max (8'2" max x 6'10" max)

- including stair bulkhead.

Having fitted double wardrobe with sliding mirrored doors fronting, central heating radiator and UPVC double glazed window.

### BATHROOM

Being fully ceramic tiled with

### Features

Semi-Detached Family House

Lounge

Kitchen/Dining Room

Utility Room

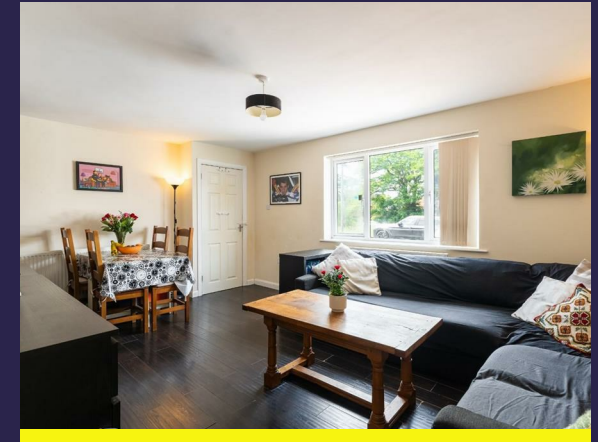
Three Bedrooms

Bathroom

Generous Rear Garden

Gas Central Heating

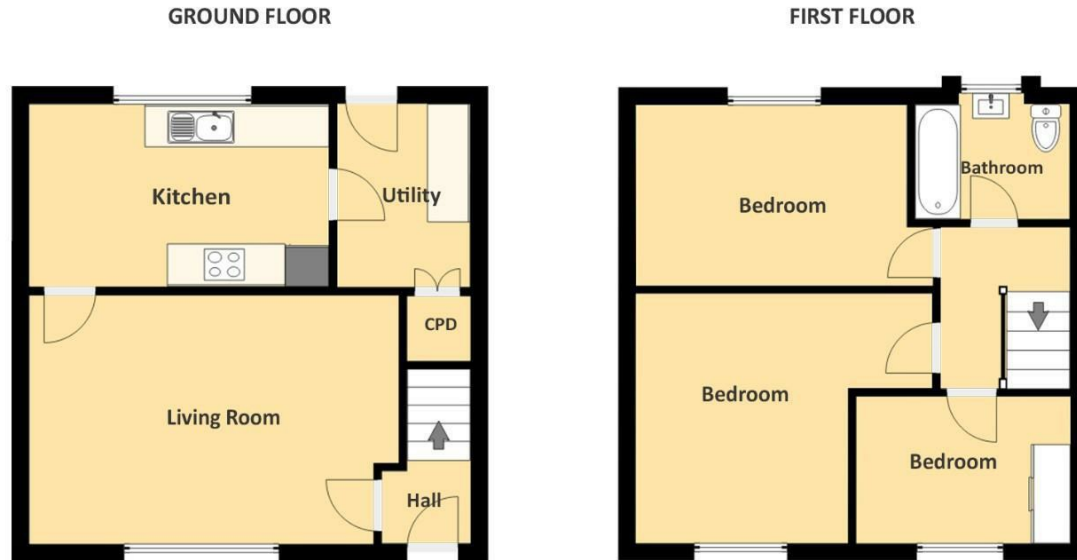
UPVC Double Glazing





# Floorplan

Internal Living Area 840sq ft / 78.06m<sup>2</sup>



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## General Information

### Tenure

Freehold

### Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, gas, electricity and drainage 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) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>39</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Contact us

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## Visit us

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