



1 Girvan Grove

Leamington Spa **CV32 7TH**

Guide Price £375,000

I Girvan Grove

New Cubbington

A traditionally styled semi-detached family residence providing gas centrally heated three bedroomed accommodation, featuring a mature landscaped garden and a detached garage with scope for further development in a highly regarded north-east Leamington Spa location. The property in brief comprises of an entrance hall, ground floor cloakroom, lounge, separate dining room, kitchen, utility room, three bedrooms, a family bathroom and loft space. The property has been maintained to a good standard throughout, however, does provide considerable scope for further development and extension (subject to the usual consents) to a purchaser's own requirements. An internal inspection is highly recommended.

LOCATION

A popular and established north-east Leamington Spa location some 2.5 miles from the town centre, close to a good range of local facilities and amenities including shops on nearby Rugby Road, well regarded schools for all grades and a variety of recreational facilities. This particular location has consistently proved to be very popular.

ENTRANCE HALL

Having a double glazed window to the front elevation, doors leading to the lounge, kitchen, cloakroom and having a central heating radiator.

DOWNSTAIRS CLOAKROOM

Having a low level WC, double glazed frosted window to the side and a wash hand basin.

LOUNGE

4.79m x 3.61m (15'8" x 11'10")
A spacious room with central heating radiator, double glazed window and doors leading off to:-

DINING ROOM

3.08m x 3.03m (10'1" x 9'11")
Having central heating radiator, space for dining table and a door leading off to:-

KITCHEN/BREAKFAST ROOM

KITCHEN AREA

3.08m x 2.51m (10'1" x 8'2")
The kitchen has built-in appliances to include oven, four ring gas hob with extractor fan above, space for washing machine, central heating boiler, work surfaces, built-in cupboards and a door leading out to the rear garden.

BREAKFAST AREA

2.95m x 2.94m (9'8" x 9'7")
Having door to utility area.

UTILITY ROOM

2.95m x 2.59m (9'8" x 8'5")
A good sized space for storage and a door leading out to the rear garden.

ON THE FIRST FLOOR

LANDING

Doors to all three bedrooms and the bathroom, also having a double glazed frosted window and access to roof space.

BEDROOM ONE

4.83m x 3.80m (15'10" x 12'5")
Having built-in wardrobe, central heating radiator and double glazed window.

Features

- Attractive Corner Plot
- Popular Location
- Kitchen Breakfast Room
- Ground Floor Cloakroom
- Two Reception Rooms
- Three Bedrooms
- Garage
- Good Sized Rear Garden
- Potential to Extend (STPP)





Floorplan

Internal Living Area 1099 sq ft / 102.11m²



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General Information

Tenure

Freehold

Fixtures & Fittings

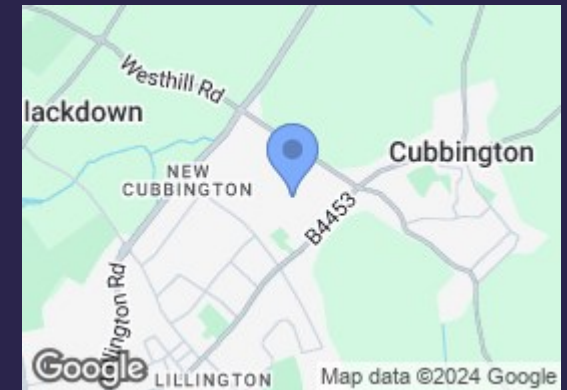
Specifically excluded unless mentioned in these sales particulars.

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 D - Warwick District Council



Energy Efficiency Rating

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

Current: 65, Potential: 80

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