



10 Severn Close

Leamington Spa **CV32 7BZ**

Offers Over £300,000

10 Severn Close

A well maintained semi detached family residence providing gas centrally heated three bedroomed accommodation which includes UPVC framed sealed unit double glazing and fitted kitchen. The property includes two good sized reception rooms, kitchen, three bedrooms, a family bathroom and occupies a particularly pleasant position towards the head of the cul-de-sac, on a generous corner plot with garage and ample off-road parking. The property is offered to a good standard of presentation throughout and the agents consider inspection to be recommended. This property is offered for sale with no onward chain.

Call us today to book in an internal viewing.

LOCATION

Lillington is a popular residential location with Severn Close being a cul-de-sac lying approximately 1½ miles north-east of central Leamington. Within Lillington itself, there are a comprehensive range of day-to-day amenities including shops, schools and social amenities, whilst Leamington town centre is also easily accessible with its wide range of shops and independent retailers, parks, bars, restaurants and artisan coffee shops. In addition, there are good local road links available including those to neighbouring towns and the Midland motorway network, with Leamington Spa railway station providing regular commuter rail links to numerous destinations including London and Birmingham.

ENTRANCE HALLWAY

Having a gas central heating radiator, doors to adjacent rooms and stairs leading to the first floor.

LOUNGE

5.23m x 3.16m (17'1" x 10'4")
A light and airy lounge which has space for lounge furniture, two double glazed windows to the front elevation and a gas central heating radiator.

DINING ROOM

3.80m x 2.89m (12'5" x 9'5")
Having space for dining room furniture, gas central heating radiator, a large storage cupboard and French doors leading out to the rear garden.

KITCHEN

2.66m x 2.25m (8'8" x 7'4")
In brief the kitchen comprises of work top surfaces, cupboards for storage, a four ring electric hob with an extractor fan above, built in fridge / freezer, dishwasher, sink unit and having space for a washing machine. Also having part tiled walls and a double glazed window to the rear elevation.

FIRST FLOOR

LANDING

Having a gas central heating radiator. Loft access, doors leading to adjacent rooms and an airing cupboard.

MASTER BEDROOM

4.85m x 3.19m (15'10" x 10'5")
A great sized bedroom which has a gas central heating radiator, two double glazed windows to the front elevation and space for bedroom furniture.

BEDROOM TWO

2.90m x 2.58m (9'6" x 8'5")
Having space for bedroom furniture, a gas central heating radiator and a double glazed window to the rear elevation.

BEDROOM THREE

2.55m x 2.26m (8'4" x 7'4")
Having space for bedroom furniture, a gas central heating radiator and a double glazed window to the rear elevation.

FAMILY BATHROOM

Having part tiled walls, tiled

Features

Off Street Parking For Four Vehicles

No Onward Chain

Popular Location

Low Maintenance Rear Garden

Garage

Corner Plot in Quiet Cul-De-Sac Location

Dining Room with French Doors to Garden

Kitchen with Integrated Cooker, Fridge/Freezer and Dishwasher

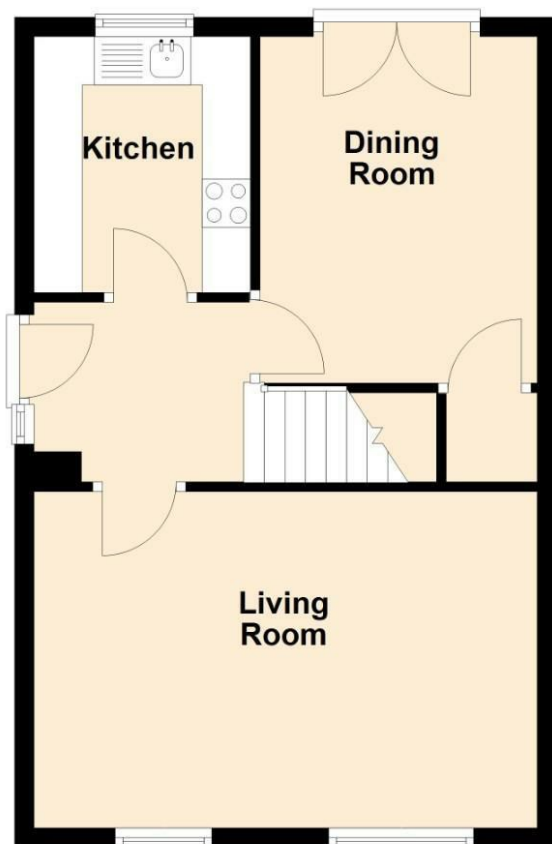




Floorplan

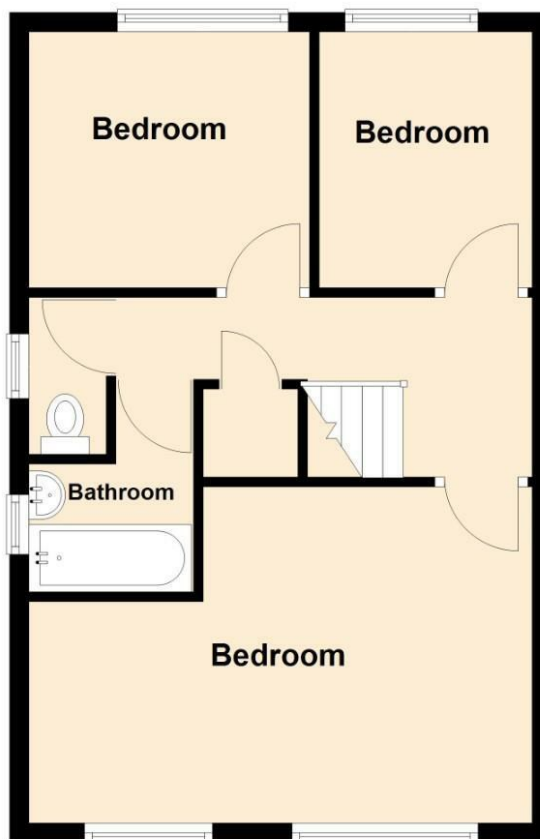
Ground Floor

Approx. 41.2 sq. metres (443.1 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.9 sq. feet)



Total area: approx. 83.9 sq. metres (902.9 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

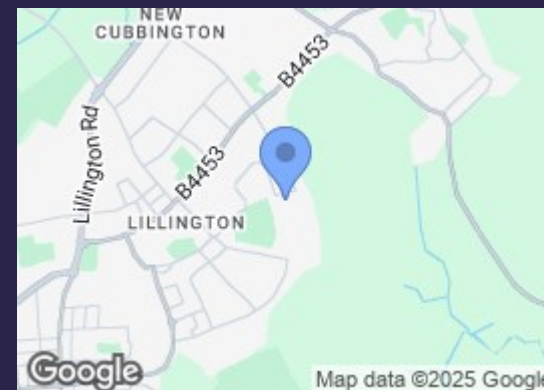
Specifically excluded unless mentioned in these sales particulars.

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	67	75
EU Directive 2002/91/EC		

Contact us

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