

## LLEWELLYN ROAD, LEAMINGTON SPA CV31 2FQ



### A THREE BEDROOM MID TERRACE HOUSE WITHIN WALKING DISTANCE OF LEAMINGTON TOWN CENTRE AND TRAIN STATION.

- NO CHAIN
- CLOSE TO LEAMINGTON TOWN CENTRE AND TRAIN STATION
- ALLOCATED PARKING
  - GARDEN
- ENTRANCE HALLWAY
  - WC
  - KITCHEN
  - LOUNGE/DINING
- THREE BEDROOMS
  - BATHROOM

**3 BEDROOMS**

**OFFERS OVER £280,000**

Hawkesford are delighted to bring to the market this three bedroom mid terrace house. Located just a 15 minute walk away from Leamington Town Centre and Train Station. The location itself is beautifully hidden away, just off Llewellyn Road, so certainly had that private feel.

The property was only built recently, circa 2015 and remains in good condition. The rooms are good sizes throughout, allocated parking and private garden.

The house currently has tenants but the house will be vacant possession when any buyer is ready to exchange. This property represents an ideal first time purchase or a buy to let purchase.

The property is currently tenanted, but will be made vacant before exchange and we do see this as an ideal first time buy or investment opportunity.

### **Front**

Front garden laid to lawn with pathway to door.

### **Entrance Hallway 3,70 x 1.62**

With light point and radiator.

### **Cloakroom/WC 5'11" x 2'6" (1.82 x 0.78)**

Low level WC, heated towel rail, sink and light point.

### **Kitchen**

With a double glazed window to the front aspect, tiled floors and light point. Integrated oven/grill with hobs, space for all white goods and radiator.

### **Lounge/Dining**

With double glazed french doors leading to the garden, light points and radiator.

### **First Floor**

Three bedrooms and bathroom with loft access.

### **Bedroom One**

With a double glazed window to the rear, radiator and light point.

### **Bedroom Two**

With a double glazed window to the front aspect, light point and radiator.

### **Bedroom Three**

With a double glazed window to the rear aspect, light point and radiator.

### **Bathroom**

With tiled walls and floors, double glazed window to the front aspect, bath with electric shower, sink, WC, light points and heated towel rail.

### **Garden**

Mostly laid to lawn but with an area for seating.

**Disclaimer**

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

**Financial Services**

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

**Fixtures and Fittings**

Only those mentioned within these particulars are included in the sale price.

**General Information**

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

**Photographs**

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

**Special Note**

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

**Survey**

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

**Tax Band**

The Council Tax Band is

**Tenure**

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

**Viewings**

Strictly by appointment through Hawkesford on 01926 438123









