

WATHEN ROAD, LEAMINGTON SPA CV32 5UX



A FOUR BEDROOM SEMI DETACHED FAMILY HOME LOCATED IN NORTH LEAMINGTON SPA.

- CLOSE TO TOWN CENTRE
- FOUR BEDROOM SEMI DETACHED
- DRIVEWAY WITH SPACE FOR MULTIPLE CARS
 - THREE RECEPTION ROOMS
 - BREAKFAST KITCHEN
 - WET ROOM
 - FOUR BEDROOMS
 - BATHROOM
- DESIRABLE AND POPULAR LOCATION

4 BEDROOMS

OFFERS IN THE REGION OF £550,000

Hawkesford are delighted to bring to the market this spacious four bedroom semi detached house. Located on Wathen Road, a desirable North Leamington location, within walking distance of the town centre.

The property has a generous driveway, with space for multiple cars. The ground floor benefits from three reception rooms, a wet room and lovely breakfast kitchen room overlooking the rear garden.

The first floor boasts four double bedrooms and a bathroom.

We expect interest to be high in this property so book your viewing early to secure it.

Front

Approached through a spacious driveway leading to the front door.

Entrance Hallway 12'3" x 6'2" (3.75 x 1.90)

With light point and radiator as well as under stair storage space.

Lounge 12'3" x 11'11" (3.74 x 3.64)

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

Second Reception 13'5" x 10'11" (4.11 x 3.34)

With a light point to the ceiling, radiator and open access to the breakfast kitchen area.

Breakfast Kitchen 16'6" x 9'6" (5.05 x 2.91)

Spacious breakfast kitchen area with double glazed French doors leading to the garden area, double glazed window to the rear elevation and a skyline window allowing further light towards the breakfast area of the space.

3rd Reception/Possible Bedroom Space 11'6" x 9'6" (3.53 x 2.90)

This room could be used as a possible downstairs bedroom, having a wet room running off it. With a double glazed window to both the side and front elevation, spotlights to ceiling and radiator.

Wet Room 10'6" x 4'6" (3.22 x 1.38)

Wet room, which Has a double glazed window to the rear aspect, heated towel rail, WC, sink and spotlights to ceiling.

First Floor

Access to the four double bedrooms and bathroom, light point and loft access to the ceiling. Lots of light coming through from a double glazed window to the side elevation at the top of the stairs.

Bedroom One 13'5" x 10'9" (4.10 x 3.30)

With double glazed windows to the rear aspect and over looking the garden. With two sets of fitted wardrobes, light point and radiator.

Bedroom Two 13'5" x 9'11" (4.10 x 3.03)

With double glazed windows to the front aspect, light point to ceiling and radiator.

Bedroom Three 11'6" x 9'9" (3.51 x 2.98)

With a double glazed window to the rear aspect, also overlooking the garden, fitted wardrobes, light point to ceiling and radiator.

Bedroom Four 9'5" x 8'1" (2.88 x 2.48)

With a double glazed window to both side and front aspect, light point to ceiling and radiator.

Bathroom 6'2" x 5'9" (1.88 x 1.77)

With a double glazed window to the front aspect, bath with shower attachment, WC, sink with storage compartments, radiator and light point to ceiling.

Garden

Lovely sized garden that elevates towards the rear surrounded and privatised by mature trees and shrubbery. Side access and patio allow for seating and garden laid to lawn centrally.

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.

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.

Special Note

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

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Tax Band

The Council Tax Band is D.

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



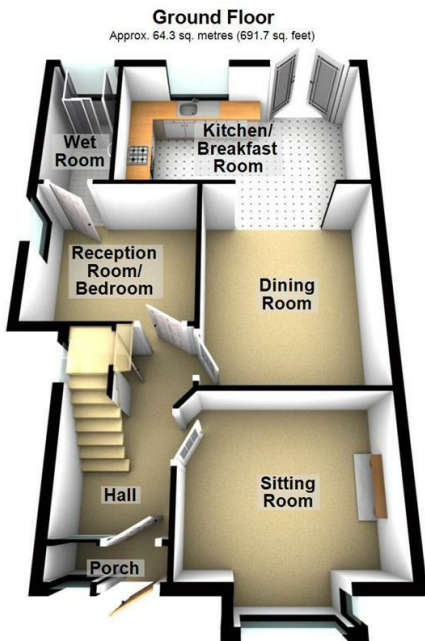












Ground Floor
Approx. 64.3 sq. metres (691.7 sq. feet)



First Floor
Approx. 56.2 sq. metres (604.8 sq. feet)

Total area: approx. 120.4 sq. metres (1296.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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