

ARGYLE WAY, LEAMINGTON SPA CV33 9RG



A SUPERB FULLY MODERNISED AND IMPROVED THREE BEDROOM SEMI IN A POPULAR VILLAGE LOCATION BEING SOLD WITH NO ONWARD CHAIN.

- NO CHAIN
- VILLAGE LOCATION
- FULLY MODERNISED THROUGHOUT TO A HIGH STANDARD
 - BRAND NEW FITTED KITCHEN
 - BRAND NEW BATHROOM AND SHOWER ROOM
 - CONVERTED GARAGE TO FURTHER ROOM
 - SPACIOUS LOUNGE/DINING AREA
 - SPACIOUS DRIVEWAY
 - THREE BEDROOMS
- GARDEN - NOT OVERLOOKED FROM BEHIND

3 BEDROOMS

OFFERS OVER £325,000

Hawkesford are pleased to bring to the market this fully modernised three bedroom semi detached house, in the heart of popular village Bishops Tachbrook.

This property has been bought back to life, and now offers a great opportunity to any buyers looking for a spacious three bedroom house. The current owners have installed new bathrooms and a new kitchen, brand new double glazed windows and doors throughout, as well as carpets throughout.

The electrics are new and they have installed a brand new combi-boiler. No stone has been left unturned, so if you are looking for a move into ready house, look no further.

The garage has been converted into a further dwelling, with a shower room. It could be used as a fourth bedroom, further reception room or study.

Bishops Tachbrook benefits from being in good primary and secondary school catchments, local amenities and easy access to motorway access points and to JLR in Gaydon.

The garden benefits from not being overlooked from directly behind. The driveway is large enough for multiple cars and has been recently re-laid. The house has an electric charge point. Everything has been finished to an impeccable standard and we encourage booking your viewing early.

The property has NO CHAIN.

Front

The property has recently had a brand new hard landscaped driveway put down. Spacious driveway that is larger than your average to provide plenty of off road parking space.

Entrance Hallway 6'0" x 2'11" (1.84 x 0.89)

With spotlights to ceiling, access through to the living area and snug room, built in storage cupboard which houses the brand new combi-boiler and electric charge point.

Open Plan Lounge/Dining 22'11" x 10'9" (6.99 x 3.29)

Spacious open room, with double glazed French doors to the rear, opening out into the rear garden. Having a double glazed window to the front aspect, two lights points to ceiling and two radiators. There is an under stair storage space, which has a light point and is a surprisingly generous space.

Kitchen 9'11" x 9'5" (3.04 x 2.88)

Brand new fitted kitchen, benefiting from a double glazed window to the rear aspect, radiator and spotlights to ceiling. The kitchen worktop has multiple storage compartments above and below, sink and space for white goods. With an integrated oven/grill and induction hobs.

Snug/Study/4th Bedroom 11'8" x 6'11" (3.57 x 2.12)

Originally would have been a garage but now nicely converted into a further reception room with an adjacent shower room. With a radiator, spotlights to ceiling and double glazed window to the front aspect.

Shower Room 5'2" x 3'6" (1.60 x 1.08)

Brand new shower room, with walk in electric shower, heated towel rail, spotlights to ceiling, low level WC and sink with storage units below.

First Floor

The first floor has three bedrooms and a brand new bathroom, continuation of the brand new carpets up the stairs and throughout the bedrooms.

Bedroom One 13'1" x 8'5" (4.00 x 2.59)

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

Bedroom Two 9'11" x 10'5" (3.03 x 3.18)

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

Bedroom Three 10'9" x 9'6" (3.29 x 2.91)

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

Bathroom 8'0" x 6'3" (2.45 x 1.93)

Brand new family bathroom with double glazed windows to the front aspect, vanity sink unit, spotlights to ceiling, low level WC, heated towel rail, bath and dual headed electric shower.

Garden

The garden benefits from not being overlooked directly behind, there is side access for bins.

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 C

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

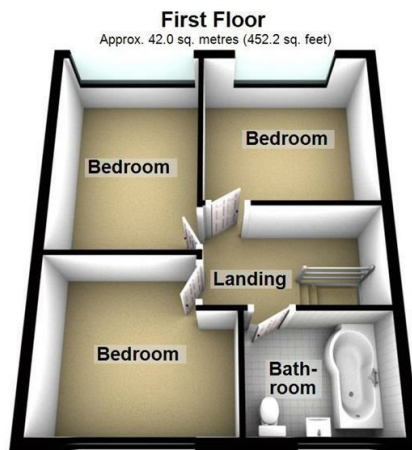
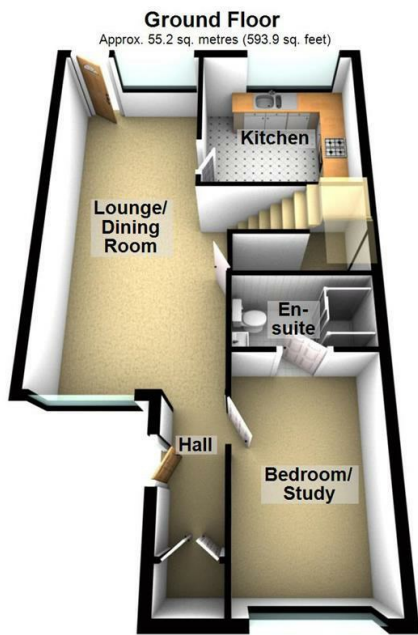












Total area: approx. 97.2 sq. metres (1046.0 sq. feet)

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		71	83
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(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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