

COPPICE ROAD, LEAMINGTON SPA CV31 2JB



A TWO BEDROOM END TERRACE HOUSE LOCATED WITHIN A POPULAR LOCATION AND IN GOOD SCHOOL CATCHMENTS.

- END TERRACE
 - GARAGE
- ENTRANCE HALLWAY
 - KITCHEN
- LOUNGE/DINING ROOM
 - CONSERVATORY
 - BATHROOM
 - GARDEN
- GOOD SCHOOL CATCHMENTS
- WELL PRESENTED/PERFECT STARTER HOME

2 BEDROOMS

OFFERS OVER £240,000

Hawkesford are pleased to bring to the market this well presented two double bedroom home, offering a larger than average kitchen and conservatory and benefits with being within good school catchments and public transport routes. There are local amenities within a very short walk as well as Leamington town centre being within a short drive.

The property comprises of modern fitted kitchen, lounge dining room, conservatory, two double bedrooms, bathroom, lawned rear garden and garage en-bloc.

We recommend booking your viewing. This is the perfect starter home.

Front

There is a front garden laid to lawn with pathway leading to front entrance door.

Entrance Hallway

With radiator, light point to ceiling, laminate flooring, stairs rising to the first floor landing, a door through to lounge/room, kitchen to the left as you walk in.

Kitchen 12'3" x 7'0" (3.75 x 2.14)

Fully fitted kitchen with cream gloss wall and base mounted units with complimentary work surfaces over having inset one bowl sink and drainer unit, gas hob with extractor over, electric oven, tiling to the splash back areas, space for fridge freezer, space and plumbing for washing machine, space for tumble dryer, wine rack, tiled flooring, with a double glazed window to the front aspect and light point.

Lounge/Dining Room 16'0" x 11'6" (4.89 x 3.52)

With laminate flooring, light point to ceiling, television aerial point, radiator, under stairs cupboard and double glazed French doors leading to:

Conservatory 9'6" x 9'2" (2.91 x 2.81)

Having laminate flooring with underfloor heating as well as an insulated ceiling., double glazed windows to the side and rear elevations and double glazed French doors leading out to the rear garden.

First Floor Landing

With stairs rising from the entrance hallway, airing cupboard housing the gas central heating Combi boiler, loft hatch providing access to the loft space.

Bedroom One 11'6" x 9'0" (3.52 x 2.76)

With built in wardrobes, built in cupboard over stairwell, radiator and double glazed window to the front elevation.

Bedroom Two 11'6" x 9'0" (3.51 x 2.76)

With radiator and double glazed window to the rear elevation.

Bathroom 7'7" x 5'5" (2.33 x 1.67)

Modern fitted white bathroom comprising of p-shape bath with electric shower over, vanity wash hand basin, low level WC, chrome heated towel rail, ceiling spotlights, fully tiled walls and double glazed window to the side elevation.

Garden

Fence enclosed rear garden, mainly laid to lawn with rear gated access providing access to the garage en-bloc.

Garage

Located at the rear of the property having an up and over action door. Vehicular access is via Verdun Close and pedestrian access is via pathway to side or rear garden gate.

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

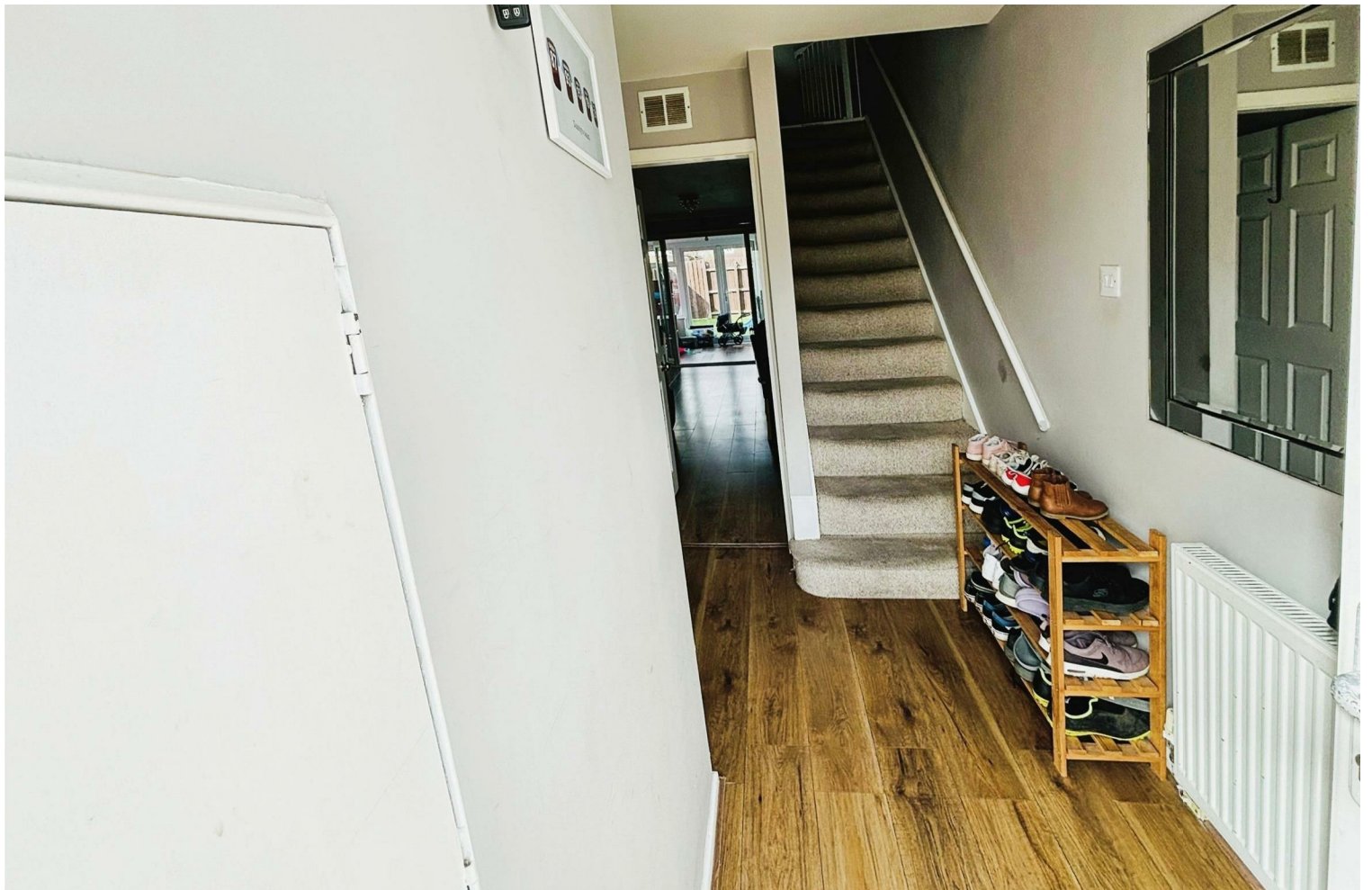
The Council Tax Band is B.

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



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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	70	87

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		