

CAMPION GREEN, LEAMINGTON SPA CV32 5XD



A STUNNING THREE BEDROOM SEMI DETACHED HOUSE, IN A PRIME NORTH LEAMINGTON LOCATION.

- 1930'S THREE BEDROOM SEMI
- MODERNISED AND EXTENDED
 - DRIVEWAY
 - ENTRANCE HALLWAY
- CLOAKROOM AND UTILITY
 - LOUNGE
- OPEN PLAN KITCHEN/DINING AREA
 - THREE BEDROOMS
 - FAMILY BATHROOM
 - LOVELY GARDEN

3 BEDROOMS

OFFERS IN EXCESS OF £525,000

Hawkesford are pleased to bring to the market this beautiful 1930's semi detached house, located within a prime North Leamington location.

The house has been skilfully and beautifully modernised and improved throughout by the current owners. A recent extension to the rear of the property, allows for even greater living accommodation, with the addition of a super open plan kitchen/dining area.

Located within a quiet cul-de-sac, within an easy walk of Leamington town centre. The house is approached by a spacious driveway, providing off road parking.

The ground floor has a welcoming entrance hallway, living room, cloakroom and superb open plan breakfast kitchen area, with a further reception/family area within this space.

The first floor has three bedrooms and a family bathroom, with loft access.

To the rear is a generous sized garden, which is not overlooked from behind.

We encourage viewings to be booked early whilst there are slots.

Front

The property holds an ideal position within a quiet cul-de-sac and is approached from a spacious driveway.

Entrance Hallway 12'5" x 6'1" (3.81 x 1.87)

Light and airy entrance to the property, providing access to the living room, kitchen/dining area and cloakroom. Access to the first floor stairs, with under stair storage. With light point to ceiling and radiator.

Living Room 12'11" x 11'10" (3.95 x 3.61)

A charming living room, which benefits from a double glazed bay window to the front elevation, feature fireplace, light point to ceiling and radiator.

Cloakroom 6'5" x 2'7" (1.98 x 0.81)

With a low level WC, sink with storage, heated towel rail, light point to ceiling and a double glazed window to the side elevation.

Open Plan Kitchen/Dining 29'6" x 17'1" (9.00 x 5.21)

A sublime central hub to the property that has been recently added by the owners. This open plan kitchen/dining space also has a utility room and a family room within the space. Plenty of natural light through sliding double glazed doors to the rear elevation and four VELUX windows. The kitchen has quality built in NEFF appliances and a stylish kitchen island centrally with storage. Spotlights to the ceiling and under floor heating are further plus points.

Utility Area 7'8" x 6'2" (2.35 x 1.89)

A generous sized utility room, with spotlights to the ceiling, door leading to the side elevation, sink and space for white goods. The utility area houses the recently installed glow-worm combi-boiler.

First Floor Landing

With a double glazed window to the side elevation at the top of the landing, loft access with a hatch and pull down ladder.

Bedroom One 13'11" x 9'10" (4.25 x 3.00)

Benefiting from stylish fitted wardrobes either side of a feature fireplace, light point to ceiling, radiator and a double glazed window to the rear aspect.

Bedroom Two 13'0" x 9'1" (3.98 x 2.79)

With a double glazed bay window to the front elevation, fitted wardrobes, light point to ceiling and radiator.

Bedroom Three 9'11" x 7'1" (3.03 x 2.17)

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

Bathroom 7'11" x 5'9" (2.42 x 1.76)

Benefiting from a double glazed window to the front elevation, heated towel rail, low level WC, vanity sink unit, walk in shower and spotlights to ceiling.

Garden

A lovely sized garden, laid mostly to lawn, with space for seating to the rear. The garden benefits from not being overlooked from behind. Side access back to the front of the house.

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



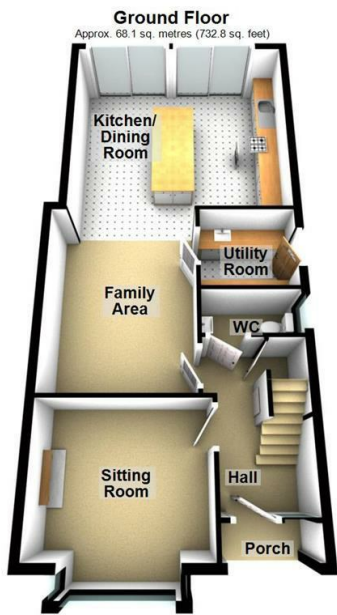












Total area: approx. 110.1 sq. metres (1185.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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	

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	