

**BRAEMAR ROAD, LEAMINGTON SPA CV32 7EY**



**A THREE BEDROOM SEMI DETACHED HOUSE LOCATED IN A POPULAR RESIDENTIAL AREA.**

- NO CHAIN
- SEMI DETACHED
- GOOD SCHOOL CATCHMENT
- SIDE AND REAR EXTENSION
  - THREE BEDROOMS
- OFFICE ROOM/4TH BEDROOM
  - LOUNGE
  - DINING
- BATHROOM AND SHOWER ROOM
- GARDEN

**3 BEDROOMS**

**OFFERS OVER £350,000**

A three bedroom semi detached property, located in the Telford and North Leamington catchment area.

This property is in need of modernisation throughout and being sold with no onward chain.

The property benefits from now being cleared as of 10/7/24 and now represents a great opportunity for buyers looking for a blank canvass to really add your own stamp to a property in a popular residential area.

There is much scope for improvement throughout and spacious accommodation. Properties within the road have been known STP to either extend or reconfigure these style properties to a more modern format.

### **Front**

The property has a private driveway for off road parking leading to the porch area and main entrance door.

### **Porch**

With wood effect flooring, stairs raising to first floor and doors leading to the living room, downstairs study/bedroom, kitchen and dining room.

### **Living Room**

Sitting room with double glazed window to the front elevation, wall mounted radiator and light point to ceiling.

### **Dining Room**

Dining room with double glazed door out into the garden, wooden floorboards, wall mounted radiator, electric fire and light point.

### **Study/Bedroom Four**

Benefiting from a side extension the property now offers a further dwelling space which could be a study, play room or fourth bedroom. With a double glazed window to the front, wall mounted radiator and light point.

### **Kitchen**

Kitchen currently consists of a range of high and low level units with tiled splash-back, sink with mixer tap, plumbing and space for all modern appliances. Off the kitchen is a utility space with uPVC door out into the garden.

### **Shower Room - Downstairs**

Fully tiled with three piece suite.

### **First Floor**

#### **Bedroom One**

Double glazed bay window to the front elevation, carpeted with wall mounted radiator and light point.

#### **Bedroom Two**

Double bedroom with double glazed window to the rear elevation, wall mounted radiator and two built in wardrobes either side of the chimney breast.

#### **Bedroom Three**

Single bedroom with double glazed window to the rear elevation, radiator and light point.

### **Bathroom**

Part tiled with three piece suite including; toilet, wash basin and bath with electric shower over, radiator and double glazed window to the front aspect.

### **Garden**

In need of attention but scope to be very nice with privacy from mature trees.

**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.

**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.

**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





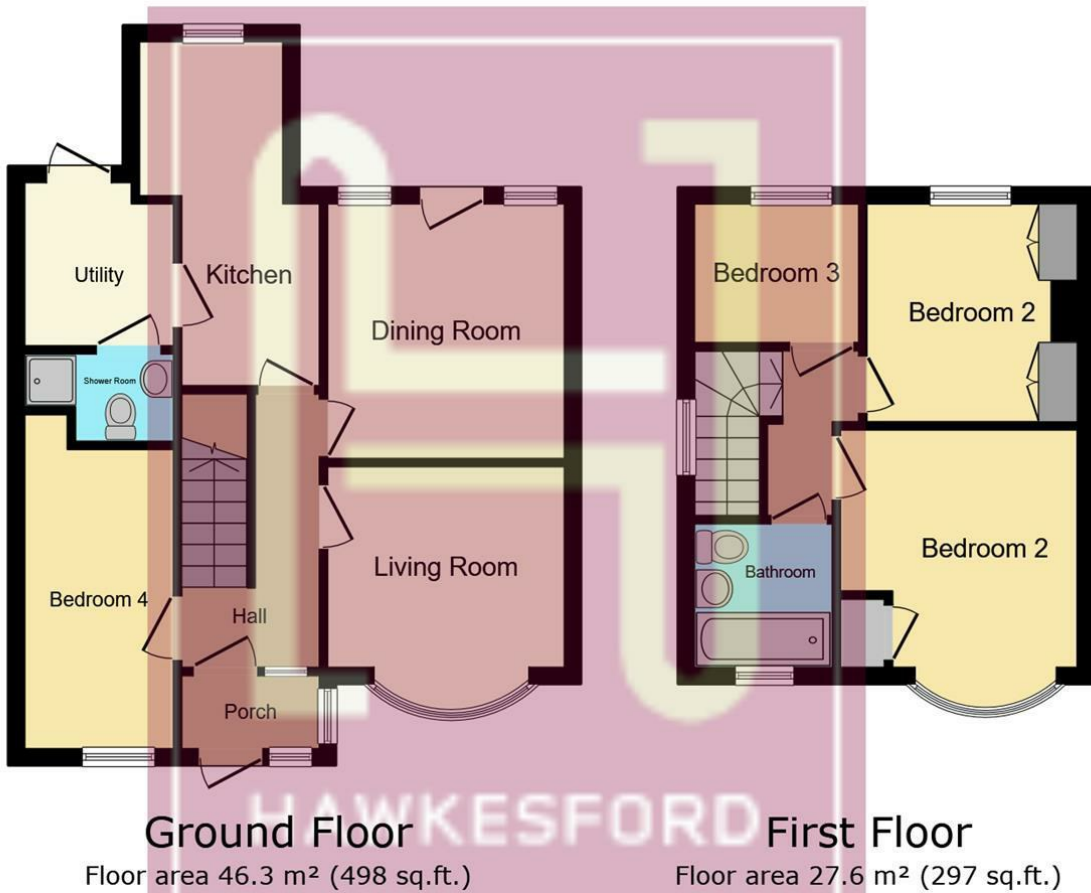












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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

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

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