

LANDOR ROAD, LEAMINGTON SPA CV31 2JZ



A THREE BEDROOM DETACHED FAMILY HOME WITH NO ONWARD CHAIN.

- NO CHAIN
- DETACHED
- DRIVEWAY
- LOUNGE
- DINING ROOM
- CONSERVATORY
 - KITCHEN
- UTILITY AND CLOAKROOM
- THREE BEDROOMS AND BATHROOM
 - GENEROUS PRIVATE GARDEN

3 BEDROOMS

PRICE GUIDE £475,000

****Unexpectedly back to the market as of TODAY 28/5/24, due to a chain fall through****

Hawkesford are delighted to bring to the market this three bedroom detached house, located within a popular residential area on Landor Road.

This property offers generous living accommodation throughout, spacious driveway and rear garden and has so much scope for further development or improvement.

There are very limited detached houses on this popular road, located in brilliant school catchment zones, within walking distance of local amenities and close to Leamington Town Centre.

This property has NO CHAIN.

Front

Approached by a spacious driveway.

Entrance Hallway 12'10" x 7'0" (3.93 x 2.15)

Access to the reception areas, kitchen and first floor stairs. With a light point, radiator and storage cupboard/under stair storage space.

Lounge 14'11" x 10'6" (4.57 x 3.22)

With double glazed sliding doors leading to the conservatory area, light point to ceiling, radiator and a electric fire.

Dining Room 13'9" x 10'11" (4.20 x 3.35)

With a double glazed bay window to the front aspect, light point to ceiling, radiator and open arch access through to the lounge.

Conservatory

Kitchen 10'11" x 9'0" (3.34 x 2.76)

With a double glazed window to the rear aspect and door leading into the garden. Here you will also find access into the utility room. Spotlights to ceiling.

Utility 9'4" x 4'10" (2.87 x 1.48)

Space for white goods, worktop, light point and window to the side aspect. There is a door into the cloakroom and access into the garage at the front.

Cloakroom 4'3" x 4'0" (1.31 x 1.22)

With a window to the rear aspect, sink, WC and light point.

First Floor Landing

With a double glazed window to the side aspect, loft hatch with pull down ladder, light point.

Bedroom One 16'7" x 10'8" (5.08 x 3.26)

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

Bedroom Two 12'7" x 10'7" (3.85 x 3.25)

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

Bedroom Three 9'11" x 7'5" (3.03 x 2.28)

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

Bathroom 8'2" x 7'4" (2.50 x 2.25)

Benefiting from a separate bath and walk in shower, heated towel rail. WC, sink and spotlights to ceiling. The bathroom benefits from two double glazed windows to rear and side aspect.

Garden

A fantastic family sized garden.

Garage 15'7" x 7'10" (4.75 x 2.40)

With an up and over door to front driveway, light point and storage space.

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

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



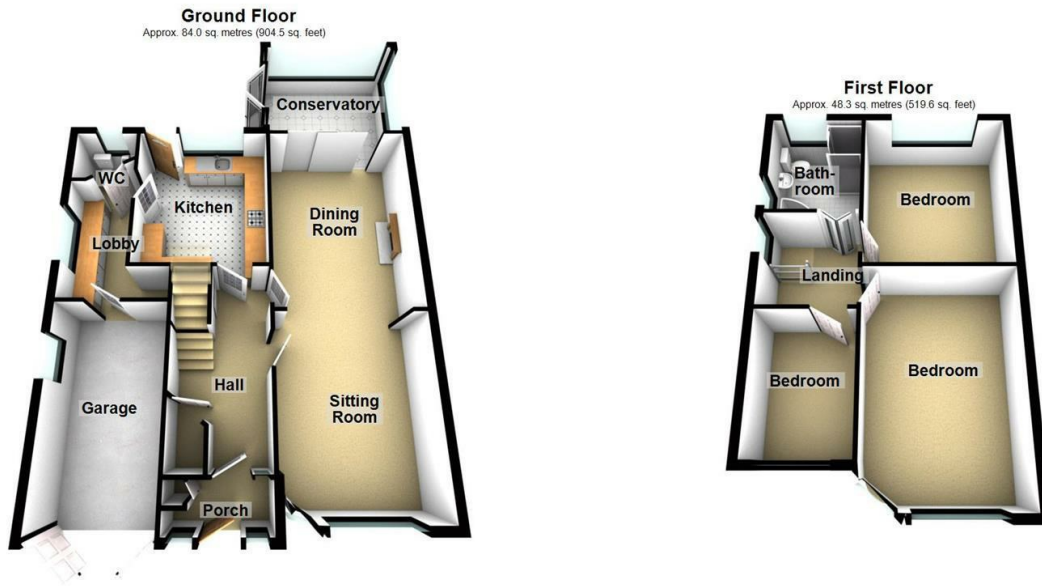












Total area: approx. 132.3 sq. metres (1424.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="border: 1px solid black; padding: 5px; display: inline-block;">69</div> <div style="border: 1px solid black; padding: 5px; display: inline-block; margin-left: 20px;">81</div>
(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	

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