

FIRETHORN CRESCENT, LEAMINGTON SPA CV31 2RX



A 2 BEDROOM SEMI DETACHED HOUSE WITHIN A POPULAR LOCATION.

- NO CHAIN
- SEMI DETACHED
 - DRIVEWAY
 - GARAGE
 - GARDEN
 - KITCHEN
- LOUNGE/DINER
- BATHROOM

2 BEDROOMS

£230,000

A two bedroom semi detached house located within a popular residential area in Whitnash. The property is in need of modernisation throughout and a new heating system.

Local amenities and good schools are all within walking distance.

This property comes to the market with no onward chain!

Front

The property has a spacious driveway, providing off road parking and leading to the garage access. There is a front garden laid to lawn, with private pathway leading to the main door.

Entrance Hallway

Providing access to the kitchen and living area.

Kitchen

With a single glazed window to the front aspect and light point.

Living/Dining

With double glazed patio doors to the rear aspect and light point.

First Floor

Providing access the bedrooms and bathroom.

Bedroom One

With a single glazed window to the rear aspect and light point.

Bedroom Two

With a single glazed window to the rear aspect and light point.

Bathroom

With a single glazed window to the side aspect, light point, bath, sink and WC.

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

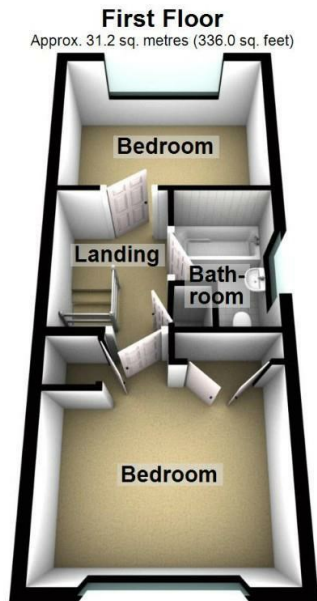
Strictly by appointment through Hawkesford on 01926 438123











Total area: approx. 62.4 sq. metres (671.9 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 87 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 51 | |
| (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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