

MURCOTT ROAD EAST, LEAMINGTON SPA CV31 2JJ



A SUPERB EXTENDED FOUR BEDROOM SEMI DETACHED FAMILY HOUSE IN A POPULAR RESIDENTIAL AREA.

- FOUR BEDROOMS
 - DRIVEWAY
- ENTRANCE HALLWAY
 - LOUNGE
 - DINING ROOM
- BREAKFAST KITCHEN
 - BATHROOM
 - EN-SUITE
- PRIVATE REAR GARDEN
- PLANNING PERMISSION FOR AN EXTENSION

4 BEDROOMS

PRICE GUIDE £450,000

Hawkesford are delighted to present this four bedroom semi detached family home, the property is presented in superb condition throughout and has converted the loft to a super En-Suite bedroom.

Located on Murcott Road East, a popular family orientated area, known for being within excellent primary and secondary school catchment areas. There are plenty of local amenities within walking distance, with Leamington Spa town centre and the shire retail park within a short drive.

The ground floor has a lovely open plan sitting room and dining area, as well as a spacious breakfast/kitchen. The first floor has the original three bedrooms, two double bedrooms and a single bedroom. The bathroom completes the first floor.

The second floor is the converted loft to bedroom one with an En-Suite.

The current owners have maintained the whole property impeccably throughout and this house is ready made to move into. There is the added bonus for those who may be interested in extending the property further, with planning permission granted and in date, for an extension to the rear of the ground floor.

We encourage early viewings to appreciate what is on offer.

Front

The property is approached by a private driveway leading to the front door.

Porch 7'3" x 3'8" (2.21 x 1.14)

Leading to entrance hallway.

Entrance Hallway 12'1" x 2'9" (3.70 x 0.85)

With a light point to ceiling, radiator, under stair storage space and access to the kitchen and reception areas.

Lounge 13'1" x 10'8" (4.00 x 3.26)

Benefiting from double glazed French doors to the rear aspect and leading into the garden area, log burner fire, radiator and light points to the ceiling and wall.

Dining Room 12'4" x 10'7" (3.77 x 3.25)

With a large double glazed window to the front aspect, light points to ceiling and wall and a radiator.

Breakfast Kitchen 14'2" x 11'8" (4.33 x 3.58)

Modern breakfast kitchen area, with a double glazed window to the rear aspect and door leading to the garden, wall mounted radiator, built in storage space that has plumbing for a washing machine and spotlights to ceiling. The area further benefits from a double glazed Velux window, space for a fridge freezer, large cooker and multiple storage compartments above and below the kitchen worktop.

First Floor

With a double glazed window to the side aspect, access to three bedrooms and the bathroom.

Bedroom Two 10'6" x 8'5" (3.21 x 2.59)

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

Bedroom Three 12'11" x 8'0" (3.94 x 2.45)

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

Bedroom Four 7'1" x 6'5" (2.16 x 1.98)

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

Bathroom 6'3" x 5'10" (1.91 x 1.79)

With a double glazed window to the rear aspect, light point to ceiling, low level WC, sink, heated towel rail, bath with shower attachment.

Second Floor

With stairs leading up to a landing area with light point.

Bedroom One 11'3" x 9'4" (3.44 x 2.85)

With spotlights to ceiling, storage space in the eaves, radiator, double glazed window to the rear and a double glazed Velux window to the front.

En-Suite 5'1" x 4'0" (1.56 x 1.22)

With a walk in shower, sink with storage, spotlights to ceiling, low level WC and double glazed window.

Garden

Private garden area with space with an initial patio area and garden laid to lawn.

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



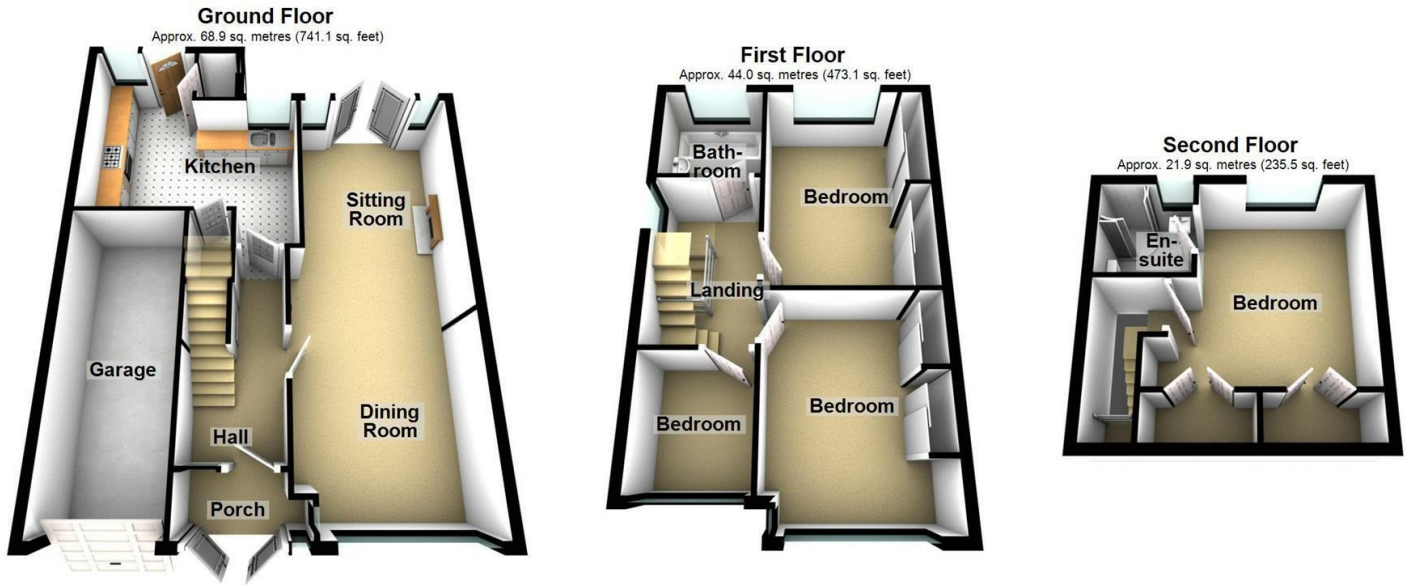












Total area: approx. 134.7 sq. metres (1449.7 sq. feet)

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		66	78
	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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