

BURBURY CLOSE, LEAMINGTON SPA CV32 7PT



A UNIQUE THREE BEDROOM MID TERRACE PROPERTY SITUATED ON A LARGE PLOT WITH IT'S OWN ANNEXE.

- NO CHAIN
- THREE BEDROOM TERRACE WITH ONE BEDROOM ANNEXE
 - SUPERB CONDITION THROUGHOUT
 - MODERN AND STYLISH
 - DRIVEWAY
 - GARDEN
- CLOSE TO LOCAL AMENITIES
 - BREAKFAST KITCHEN
- OPEN PLAN LOUNGE/DINING
 - BATHROOM

3 BEDROOMS

PRICE GUIDE £315,000

A superb opportunity to purchase this stylish three bedroom mid terrace house, benefiting from a large enclosed plot and coming with it's own separate self contained annexe.

This is located within a cul-de-sac and this could be the ideal first purchase. The property should also be of serious interest to any investors. The current owner achieves a yield of circa 15% from the property.

Both the house and the annexe are in superb condition throughout.

The house benefits from a spacious open plan living/dining area, Breakfast Kitchen, Three Bedrooms, Bathroom and a spacious private rear garden.

The annexe, has an open plan living area to incorporate the kitchen and sitting areas, double bedroom with En-Suite shower room.

This unique purchase opportunity has NO CHAIN.

Front

Located on Burbury Close, which is a cul-de-sac, the property sits on a generous plot and has a spacious driveway with off road parking.

Entrance Hallway

Allowing for access to the first floor stairs and reception areas.

Open Plan Living/Dining 20'11" x 10'2" (6.40 x 3.10)

A light and spacious reception area with a double glazed window to the rear aspect, light point, radiator and patio door leading to the garden area.

Breakfast Kitchen 14'11" x 9'2" (4.55 x 2.80)

A spacious and trendy breakfast kitchen area, which has access points from both the front and rear aspect, light points, radiator and a double glazed window to the rear.

First Floor Landing

With access to all three bedrooms, bathroom and WC and loft access.

Bedroom One 15'4" x 8'10" (4.68 x 2.71)

Spacious double bedroom with a double glazed window to the rear aspect, light point and radiator.

Bedroom Two 11'11"x.9'4" (3.65x.2.85)

Spacious double bedroom with a double glazed window to the rear aspect, light point and radiator.

Bedroom Three 8'5" x 6'1" (2.57 x 1.87)

With a double glazed window to the front aspect, radiator, light point and built in wardrobe space.

Bathroom

With a double glazed window, heated towel rail. spotlights to ceiling, sink with storage and bath with shower attachment.

WC 5'2" x 2'5" (1.59 x 0.75)

Separate WC with WC and light point.

Garden

A mostly hard landscaped garden with plenty of space for seating, a lawn area and access through to the annexe area.

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



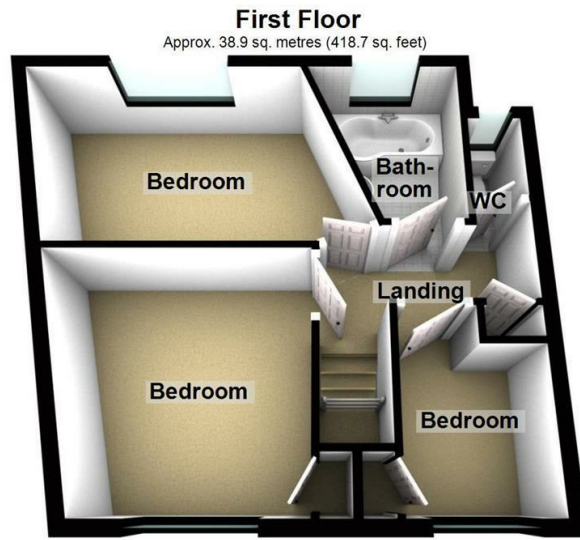
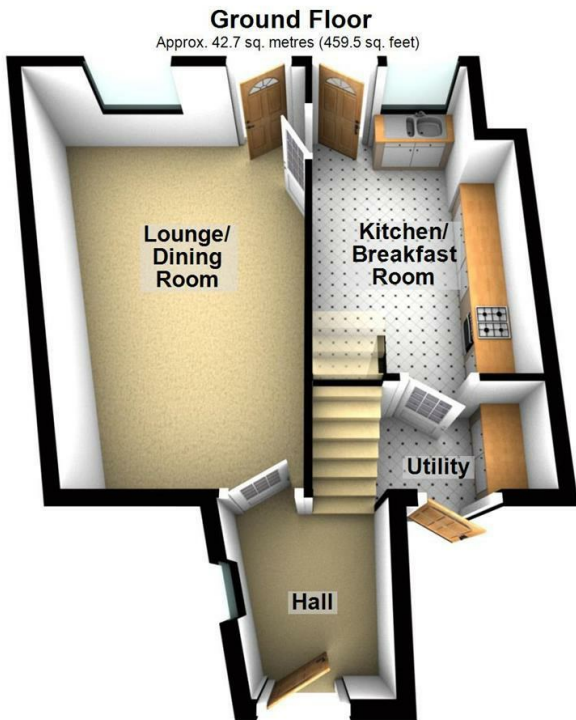












Total area: approx. 81.6 sq. metres (878.2 sq. feet)

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	EU Directive 2002/91/EC	74	84

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		

www.hawkesford.co.uk t: 01926 430 553 e: leamington@hawkesford.co.uk