

LEIGH CRESCENT, LONG ITCHINGTON CV47 9QS



Well presented three bedroom semi, with garage and off road parking

- SEMI DETACHED PROPERTY
- OPEN PLAN LIVING/DINING ROOM
 - KITCHEN
- THREE BEDROOMS
- FAMILY BATHROOM
- FRONT and REAR GARDENS
 - GARAGE
 - OFF ROAD PARKING
- POPULAR VILLAGE LOCATION

3 BEDROOMS

PRICE GUIDE £275,000

We are pleased to bring to market this three bedroom semi detached property in the popular village of Long Itchington. Situated on an above average size plot with plenty of scope for extension STP, and plenty of garden space to the front and rear, the property itself offers a good level of accommodation throughout.

The property comprises; ENTRANCE HALL, OPEN PLAN LIVING DINING ROOM, KITCHEN, THREE BEDROOMS, FAMILY BATHROOM, GARAGE, FRONT and REAR GARDENS and OFF ROAD PARKING AREA.

Long Itchington is a large village with a number of local amenities to include public houses, local shop, primary school and community centre to name a few and is situated approximately two miles from the market town of Southam and approximately six miles from the spa town of Leamington, which has a number of high street shops and stores.

We strongly recommend internal viewing of this home to appreciate all that it has to offer.

Full Details.

Frontage

To the front of the property is a tarmac drive that gives access to the garage. Paved path leads to the front door and the remaining front garden is laid to lawn.

Entrance Hall

Stepping through the new UPVC obscure glazed front door with obscure glazed panel to the side, into the entrance hall there is wood effect flooring, stairs to first floor landing, light point to ceiling, under stairs storage cupboard and single panel radiator.

Kitchen 8'3" x 10'11" (2.532 x 3.335)

maximum measurements

The kitchen has a range of wall and base units including an integrated fridge and freezer, Electrolux oven, electric hob with extractor hood over, one and a half bowl sink set into work surface with tile splash back, UPVC double glazed window over looking the rear garden, light point to ceiling, vinyl flooring, double panel radiator and space and plumbing for a washing machine.

Open Plan Living Dining Room 12'11" x 21'2" (3.961 x 6.455)

maximum measurements

This room can be approached via the hall or kitchen. Having large UPVC patio doors giving access out to the rear garden, UPVC double glazed window to front elevation, recessed spot lights to ceiling, carpet to floor, two single panel radiators and a gas fire with marble surround, hearth and mantle.

Landing

Carpeted stairs lead up to the first floor landing, having window to side elevation, light point and ceiling access to loft void.

Bedroom One 11'10" x 11'2" (3.628 x 3.420)

maximum measurements

Located at the front of the property benefits from having two built in double wardrobes, the Worcester boiler which is approximately 8 years old is housed in an additional cupboard, UPVC double glazed window to front elevation, single panel radiator, light point to ceiling and carpet to floor.

Bedroom Two 8'11" x 13'3" (2.742 x 4.057)

maximum measurements

Located at the rear of the property, having UPVC double glazed window to rear elevation, light point to ceiling, carpet to floor and a single panel radiator.

Bedroom Three 7'10" x 8'8" (2.405 x 2.664)

maximum measurements

Located at the front of the property, having UPVC double glazed window to front elevation, light point to ceiling, carpet to floor, stair bulk head and a single panel radiator.

Bathroom 5'6" x 7'5" (1.682 x 2.281)

Benefiting from having two UPVC obscure glazed windows to side and rear elevations, a panel bath with electric Triton shower over, low level flush w/c, vanity wash hand basin, vinyl flooring, recessed spotlights to ceiling, double panel radiator and bathroom splashback panelling on all walls.

Garage 9'10" x 19'4" (3.009 x 5.894)

Current owner had the garage built, which benefits from having power and light, window to rear elevation, accessed from the front via a metal up and over door. There is a fire door giving access into the kitchen, partially glazed door going out to the rear garden

Rear Garden and Outside Shed

Stepping out from the living room onto a paved patio area, paved stepping stone path leads up the garden, concrete path leads round the side of the garage to the side access gate and outside storage shed. The remaining garden is mainly laid to lawn, but also features an established flower border.

Viewing

Strictly by appointment through Hawkesford

Council Tax

We understand the property to be in Band B

Additional Notes

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Services

All mains services are believed to be connected.

Sales 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.

Fixtures

Only those mentioned within these particulars are included in the sale price.

Photography

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Financial Advice

We can put you in contact with an independent financial advisor who can provide up to the minute whole of market mortgage information. Please contact Hawkesford on 01926 811848.

Free Market Appraisal

Considering Selling or Letting your property? For a FREE Market Appraisal on a No Sale, No Fee basis contact 01926 811848.

Disclaimers

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements or representatives 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.





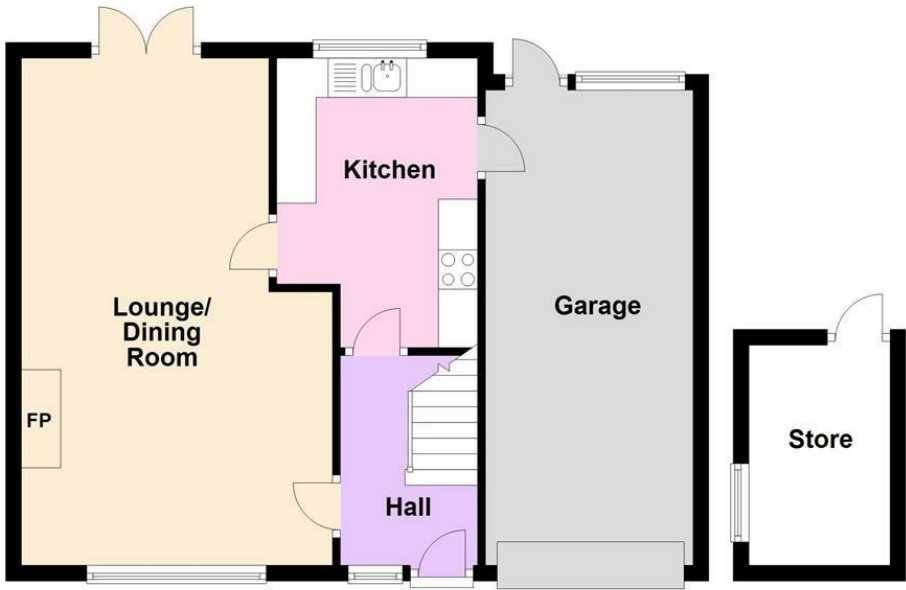






Ground Floor

Approx. 59.2 sq. metres (637.6 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.3 sq. feet)

