

**CHARNWOOD WAY, LEAMINGTON SPA CV32 7BU**



- **No Chain**
- **Mid Terraced**
- **Three Bedrooms**
  - **Parking**
- **A good Size Garden**
  - **Cul-De-Sac**
  - **Driveway**
  - **Garage**

**3 BEDROOMS**

**OFFERS OVER £250,000**

A three bedroom terraced house located within a popular residential area. The property is in need of modernisation throughout.

This property comes to the market with no onward chain!

### Front

The property is set within a lovely quiet cul-de-sac.

### Entrance

A glazed UPVC entrance door leads into the hallway, staircase to the first floor and has open storage below. There is a Light point to ceiling and doors to the lounge and kitchen.

### Sitting Room 18'9" x 10'7" (5.72 x 3.23)

With double glazed bow window to the front with shelf, double glazed sliding door leading to the conservatory.

### conservatory

Allowing for access to the rear garden.

### Breakfast Kitchen 11'5" x 8'11" (3.50 x 2.73)

With a double glazed window to the rear elevation. Pantry with shelving. Fitted with floor and wall units. Single drainer and sink unit.

### First floor

Providing access to the bedrooms and bathroom.

### Bedroom One 7'0" x 6'3" (2.153 x 1.93)

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

### Bedroom Two 9'1" x 9'11" (2.78 x 3.04)

A spacious double bedroom, which has two double glazed windows to the front elevation.

### Bedroom Three 10'10" x 9'5" (3.32 x 2.89)

A spacious double bedroom, which has a large double glazed window to the rear elevation.

### Bathroom 6'0" x 5'4" (1.84 x 1.65)

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

### Garden

The garden has a patio area and is mainly 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 01926430553



















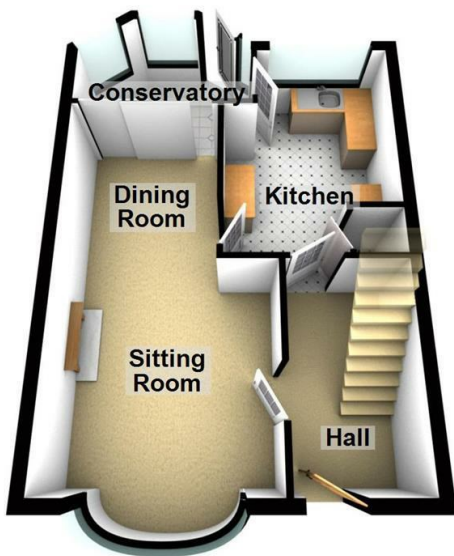








Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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