

**MURCOTT ROAD EAST, LEAMINGTON SPA CV31 2JP**



**A THREE BEDROOM SEMI DETACHED HOUSE WITHIN A POPULAR LOCATION.**

- NO CHAIN
- SEMI DETACHED
- DRIVEWAY
- CAR PORT AND GARAGE
- ENTRANCE HALLWAY
  - LOUNGE
- DINING ROOM AND CONSERVATORY
  - KITCHEN
- THREE BEDROOMS AND BATHROOM
  - GARDEN

**3 BEDROOMS**

**OFFERS OVER £300,000**

A traditional three bedroom semi detached family house located within a popular location in Whitnash. The house comes to the market with no onward chain and offers the perfect opportunity for those looking for a property to modernise and put their own stamp on.

The property flows nicely with good room sizes throughout, there is a very healthy sized car port to the side of the property and also a garage. The garden is larger than you initially expect and very private. There is also a front garden to lawn and a generous driveway providing secure off road parking.

The ground floor has a living room, dining room, conservatory, kitchen, entrance hallway, first floor having, three bedrooms and a family bathroom. Further benefits to the house include a mature garden and garage.

The area in general is popular due to the good school catchments, local amenities and bus routes.

We very much encourage booking your viewing early.

**\*\*NO CHAIN\*\***

### **Front**

The property is accessed via its own private spacious driveway. leading to the porch area. There is access through secure gates to the car port area.

### **Porch 6'0" x 1'9" (1.84 x 0.55)**

Access through to entrance hallway.

### **Entrance Hallway 13'3" x 5'11" (4.05 x 1.82)**

Providing access through to the living room, dining room and kitchen areas. With a light point to ceiling, radiator and under stair storage space.

### **Lounge 14'2" x 12'11" (4.34 x 3.94)**

With a double glazed window to the front aspect, radiator, fireplace and light point to ceiling, through access via sliding doors to the dining room.

### **Dining Room 12'7" x 10'9" (3.85 x 3.30)**

Having sliding patio doors leading to the conservatory area, light point to ceiling, radiator and space for dining room table and chairs.

### **Conservatory 8'11" x 6'2" (2.74m x 1.90)**

Space for seating and windows to the rear and sides, door leading to the garden area. Having light points to ceiling.

### **Kitchen 8'9" x 7'1" (2.68 x 2.18)**

With a double glazed window to the rear aspect overlooking the garden, door to side aspect, space for a fridge freezer, sink, kitchen worktop with storage compartments above and below. There is also space for white goods and a cooker.

### **First Floor Landing**

Benefiting from a double glazed window to the side aspect at the top of the stairs, then access to all three bedrooms and a family bathroom. Having a light point and loft access hatch.

### **Bedroom One 14'5" x 11'1" (4.40 x 3.38)**

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

**Bedroom Two 11'11" x 9'0" (3.64 x 2.75)**

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

**Bedroom Three 8'8" x 8'0" (2.65 x 2.45)**

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

**Bathroom 7'10" x 5'6" (2.41 x 1.69)**

With a double glazed window to the rear aspect, light point to ceiling, radiator, WC, sink and bath with shower attachment.

**Garden**

A lovely mature private rear garden, which is larger than the average for this type of property.

**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 D.

**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















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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