

KINGFISHERS REACH, LEAMINGTON SPA CV31 1AE



A TWO BEDROOM, SEMI DETACHED PROPERTY IN A CUL DE SAC LOCATION ON THIS INCREASINGLY POPULAR RESIDENTIAL DEVELOPMENT

- Cul-De-Sac Location
 - Conservatory
- TWO DOUBLE BEDROOMS
 - FITTED KITCHEN
 - BATHROOM
- No Onward Chain
 - Lounge
 - Garden
 - Driveway
 - WC

2 BEDROOMS

OFFERS OVER £250,000

Welcome to this charming semi-detached house located in the desirable Kingfishers Reach, Leamington Spa. This delightful property is perfect for first-time buyers or those seeking a sound investment opportunity. With no onward chain, you can move in swiftly and start enjoying your new home without delay.

The house features a spacious reception room, providing an inviting space for relaxation and entertaining. The two well-proportioned bedrooms offer comfortable living, while the cleverly designed Jack and Jill bathroom adds convenience for both residents and guests alike.

Situated in a quiet residential area, this property benefits from parking for two vehicles, ensuring that you and your guests will always have a place to park. The peaceful surroundings make it an ideal retreat from the hustle and bustle of daily life.

This lovely home is not only a fantastic opportunity for first-time buyers but also presents a promising investment for those looking to expand their property portfolio. With its appealing features and prime location, this semi-detached house at Kingfishers Reach is a must-see. Don't miss your chance to make it your own!

Front

The property has parking for two cars.

Entrance Hallway 4'2" x 4'1" (1.29 x 1.25)

Access to the first floors stairs is immediately ahead, with the lounge to the left. With a light point and radiator.

Lounge 13'5" x 9'4" (4.10 x 2.86)

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

Kitchen 12'7" x 7'8" (3.85 x 2.35)

With a double glazed window overlooking the conservatory and rear aspect, access to the WC, door leading to the conservatory area. The fitted kitchen has space for a fridge/freezer, washing machine, integrated oven with gas hobs and kitchen worktop with plenty of storage cupboards above and below.

WC 4'6" x 2'11" (1.38 x 0.89)

With a WC, sink, lightpoint and a radiator.

Conservatory

Spacious conservatory and double glazed doors leading to the garden.

First Floor

Access to the two double bedrooms and bathroom. The bathroom is currently a Jack and Jill bathroom, so has access from both bedrooms. The landing has loft access via hatch and pull down ladder and a double glazed window to the side elevation.

Bedroom One 12'9" x 6'0" (3.89 x 1.83)

With two double glazed windows to the rear aspect, built in wardrobe, light point and radiator.

Jack and Jill Bathroom 6'1" x 4'3" (1.87 x 1.31)

With access from both bedrooms, WC, sink, bath with shower attachment, light point and heated towel rail.

Bedroom Two 9'5" x 8'1" (2.88 x 2.48)

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

Garden

Hard landscaped throughout with a seated veranda area and side access to the front of the 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 B

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











