

FOR SALE



Conifer Grove, Leamington Spa

2 Bedrooms, 1 Bathroom, End Terraced House

£270,000

MARTIN&CO



- Two double bedrooms
- Kitchen diner
- Spacious living room
- Secluded rear garden
- Off road parking
- Town centre location
- Cul-de-sac location
- No chain

This well presented two double bedroom end terrace house is located on a quiet residential cul-de-sac conveniently situated for Leamington Spa. The property benefits from recently re-fitted kitchen and bathroom, private rear garden and off road parking for two cars. This property is ideal for first time buyers or investors and is available with no chain.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



ENTRANCE HALL 5' 1" x 3' 1" (1.55m x 0.94m) Double glazed front door, door leading into the kitchen / dining room, central heating radiator, telephone point, wall mounted electric fuse box and coats pegs.

KITCHEN DINER 12' 6" x 11' 8" (3.81m x 3.56m) A range of wall and base mounted units with complimentary granite effect work surface over incorporating a stainless steel sink and drainer unit with mixer tap, tiling to the splashback areas, four gas hob with built under electric oven, and stainless steel extractor above, space for fridge freezer, space and plumbing for washing machine and dishwasher, wall mounted Potterton Suprima central heating boiler, double glazed window to the front and door leading into the living room.

LIVING ROOM 13' 7" x 11' 8" (4.14m x 3.56m) Double glazed sliding patio doors to the rear, central heating radiator, wood effect laminate flooring, television aerial point, telephone point and staircase rising to the first floor.

LANDING 6' 6" x 5' 5" (1.98m x 1.65m) Staircase rising from the living room, hatch providing access to the partly boarded loft space, with pull down ladder and lighting, doors leading into the bedrooms and bathroom.



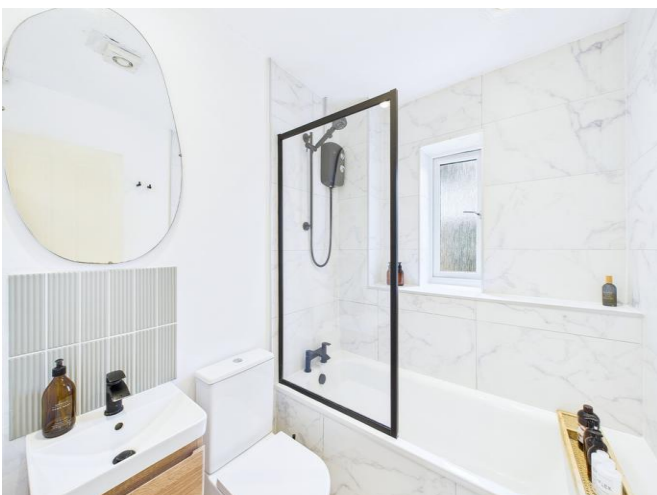
PRIMARY BEDROOM 11' 8" x 9' 10" (3.56m x 3m) Double glazed window to the front, triple fitted wardrobe with mirrored front and central heating radiator.

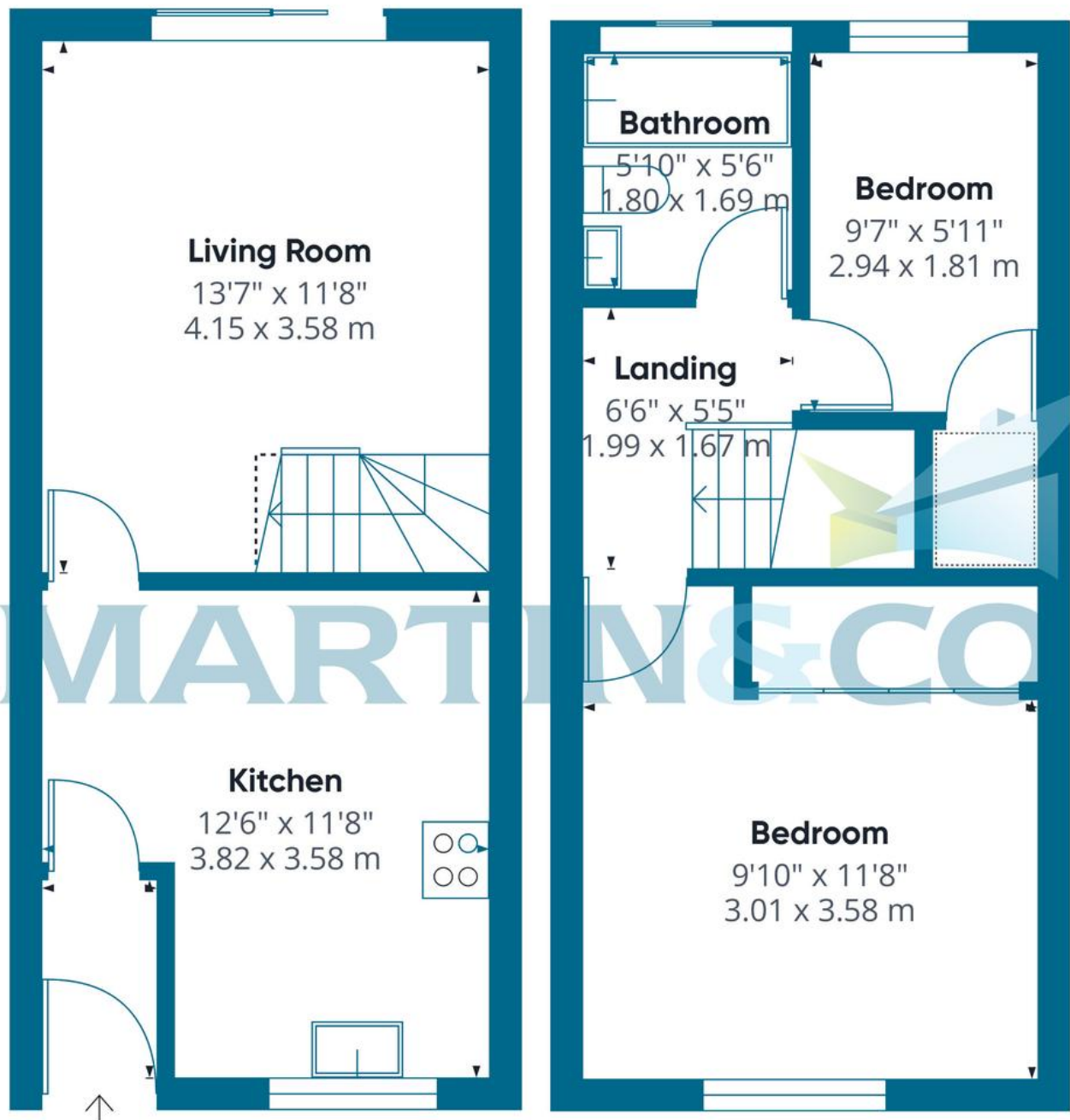
BEDROOM TWO 9' 7" x 5' 11" (2.92m x 1.8m) Double glazed window to the rear, central heating radiator and over stairs storage cupboard housing hot water cylinder.

BATHROOM 5' 10" x 5' 6" (1.78m x 1.68m) Panelled bath with shower screen and electric shower over, wash hand basin, low level W.C, tiling to the walls, central heating radiator, extractor fan, spot lights and obscured double glazed window to the rear.

FRONT To the left of the property is a driveway providing off road parking for two vehicles in tandem. Gravel border with gated side access to the rear garden.

REAR Westerly facing, fence enclosed rear garden which is predominantly lawn with herbaceous borders and decked area. Wooden shed with two further wooden storage units to the side of the property.





Approximate total area

575 ft²

53.4 m²

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