



### 3, Leigh Terrace, Hunningham, Leamington Spa, CV33 9DU

A truly unique opportunity to acquire one of the last unmodernised properties within the charming rural village of Hunningham. This two/three bedroomed semi-detached cottage features grounds extending to 0.29 acres requires complete modernisation and improvement.

**Offers Over  
£300,000**





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#### Hunningham

Is a charming rural village conveniently sited approximately 7 miles from the town centre, surrounded by pleasant open countryside. The village contains limited amenities including a well known Red Lion Public House. However, good facilities are available in nearby Cubbington and Long Itchington. The village is also convenient for a number of work centres including Coventry, Warwick and Southam and has consistently proved to be much sought after.

ehB Residential are pleased to offer 3 Leigh Terrace which is a truly unique opportunity to acquire a traditionally styled two/three bedroomed semi-detached cottage set in grounds extending to approximately 0.29 acres, which requires complete modernisation and improvement. Due to the plot size the agents consider the property has considerable potential for extension subject to the usual permission and consents, and inspection is highly recommended. The agents would also point out that this property will appeal principally to cash or large deposit purchasers.

In detail the accommodation comprises:-

#### Lounge

12'6" x 13'10" (3.81m x 4.22m)

With tiled fireplace and hearth, solid fuel fire and built-in cupboards.

#### Kitchen

11'3" x 8'6" (3.43m x 2.59m)

With a range of base cupboard and drawer units, work surfaces, single drainer stainless steel sink unit, high level cupboards, radiator, appliance space and understair pantry/cupboard.





#### Rear Hall

With airing cupboard with lagged cylinder and immersion heater.

#### Bathroom/WC

5'10" x 6'7" (1.78m x 2.01m)

With panelled bath, wash hand basin, low flush WC, tiled splashbacks.

#### Stairs and Landing

Lead to...

#### Bedroom (Connecting to...)

10'6" x 6'2" (3.20m x 1.88m)

#### Bedroom (Originally one room)

7' x 10'4" (2.13m x 3.15m)

#### Bedroom

10'10" x 11' (3.30m x 3.35m)

With airing cupboard with lagged cylinder and immersion heater.

#### Outside (Front)

The property is pleasantly sited within Hunningham Village with views over open countryside to the front of the property, shallow front garden with established hedge, gates and tarmac drive lead to the...

#### Concrete Sectional Garage

20' x 8' approx (6.10m x 2.44m approx)

#### Outside (Rear)

With three outside stores, with garden principally laid to lawn, bounded by close boarded fencing and established hedge. The plot totalling 0.29 acres.

#### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

#### Services

All mains services are understood to be connected to the property with the exception of gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

#### Council Tax

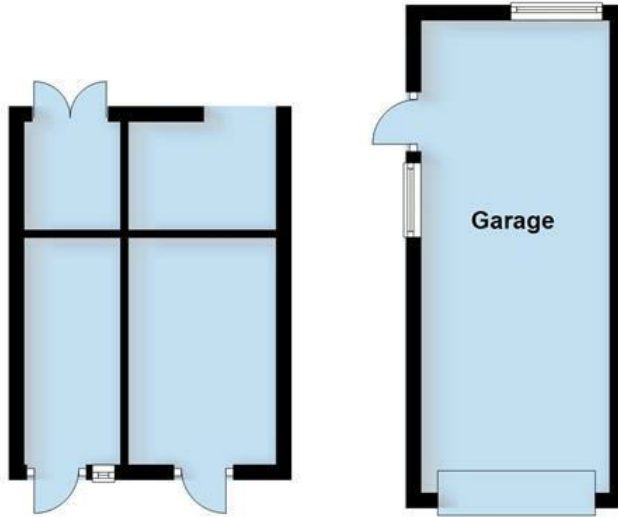
Council Tax Band C.

#### Location

3 Leigh Terrace  
Hunningham  
Leamington Spa  
CV33 9DU

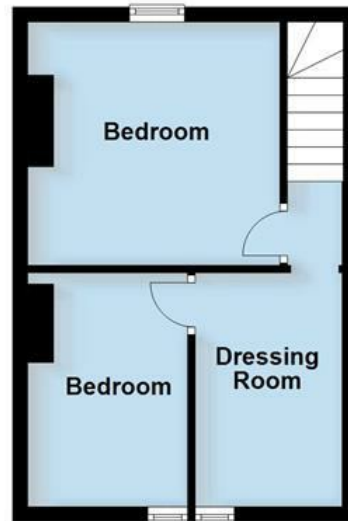
### Ground Floor

Approx. 39.0 sq. metres (419.6 sq. feet)



### First Floor

Approx. 27.6 sq. metres (296.9 sq. feet)



Total area: approx. 66.6 sq. metres (716.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Total area does not include the Outbuildings

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	7	
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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