



9, Maple Road, Leamington Spa, CV31 3HA

A well presented and proportioned, two double bedroomed, end of terrace property, conveniently sited just South of the town centre, and benefitting from large rear garden and within easy reach of the train station. NO CHAIN.

Price Guide
£280,000



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Briefly Comprising:

Entrance hallway, living room, dining/kitchen, two double bedrooms, large modern white refitted attractive bathroom, double glazing, gas radiator heating, off-road parking, patioed and lawned good sized rear garden.

The Property

Is approached via a concrete driveway leading up to canopy porch.

Canopy Porch

With panelled door to...

Entrance Vestibule Hallway

With staircase rising to first floor landing, coved cornicing, double radiator, multi paned glazed door to living room.

Living Room

12'10" max x 14' (3.91m max x 4.27m)

With upvc double glazed window to front elevation, double radiator, coved cornicing, feature exposed brickwork to recessed area, curtain proving access to large downstairs store cupboard, multi-paned glazed door through to...

Dining/Kitchen

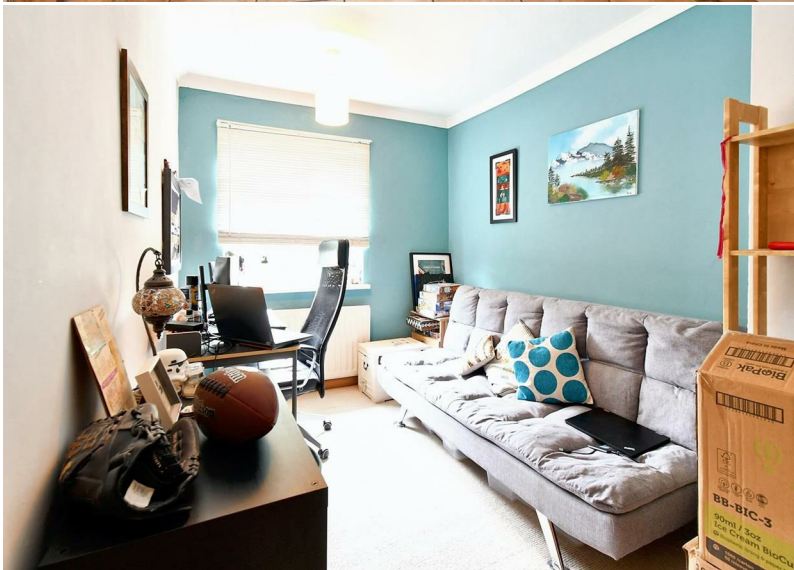
15'11" x 9'2" (4.85m x 2.79m)

Kitchen Area

Fitted with a range of cream shaker style wall and base units with contrasting working surface over, inset four point stainless steel gas hob with Whirlpool stainless fronted oven below and filter hood over, concealed Beko dishwasher, space and plumbing for washing machine, space for tall fridge freezer, splashback tiling, eye-level wall cupboards, tiled floor extending through to...

Dining Area

With radiator, upvc obscure double glazed window to side and upvc double glazed door to garden, further cupboard housing combination boiler, coved cornicing.



First Floor Landing

With upvc double glazed window to side elevation, coved cornicing, hatch roof space, exposed timber doors to all first floor accommodation.

Bedroom One

12'11" plus w'robe area x 10'11" (3.94m plus w'robe area x 3.33m)

With upvc double glazed window to front elevation, large recess storage, 'wardrobe area' providing hanging and shelving.

Bedroom Two

7'7" x 13' (2.31m x 3.96m)

With upvc double glazed window to rear elevation, coved cornicing, radiator.

Bathroom

8'2" x 9'8" (2.49m x 2.95m)

Attractively refitted with a white suite to comprise; large double ended bath with central filler and shower attachment, wash hand basin set into vanity cupboard, corner shower cubicle, low level WC, splashback tiling, tiled floor, chrome radiator towel rail, downlighter points to ceiling.

Outside (Front)

There is a concrete hard standing area

providing off-road parking and gated side access.

Outside (Rear)

Rear garden is principally laid to lawn with patio to the rear of the property, principally surrounded by timber fencing, timber garden shed.

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 including 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

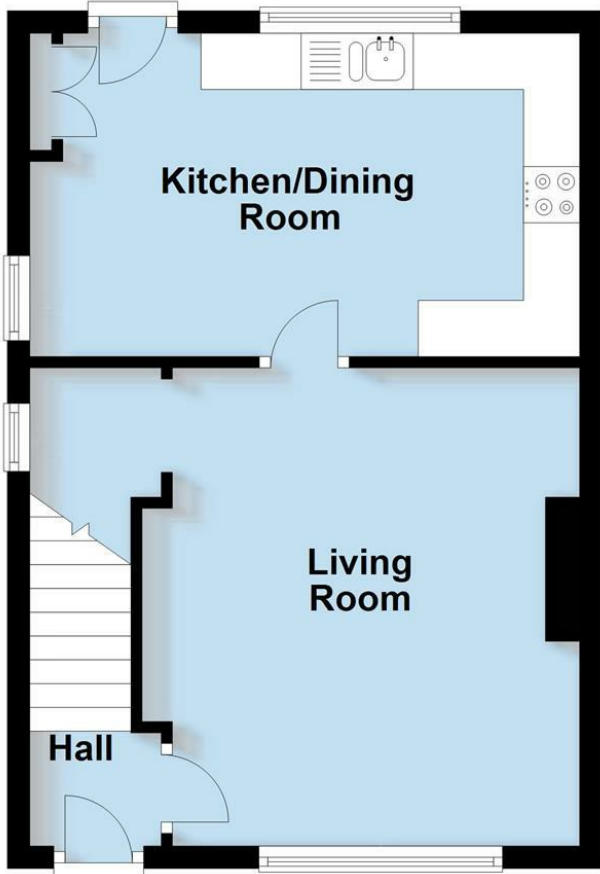
Council Tax Band B.

Location

CV31 3HA

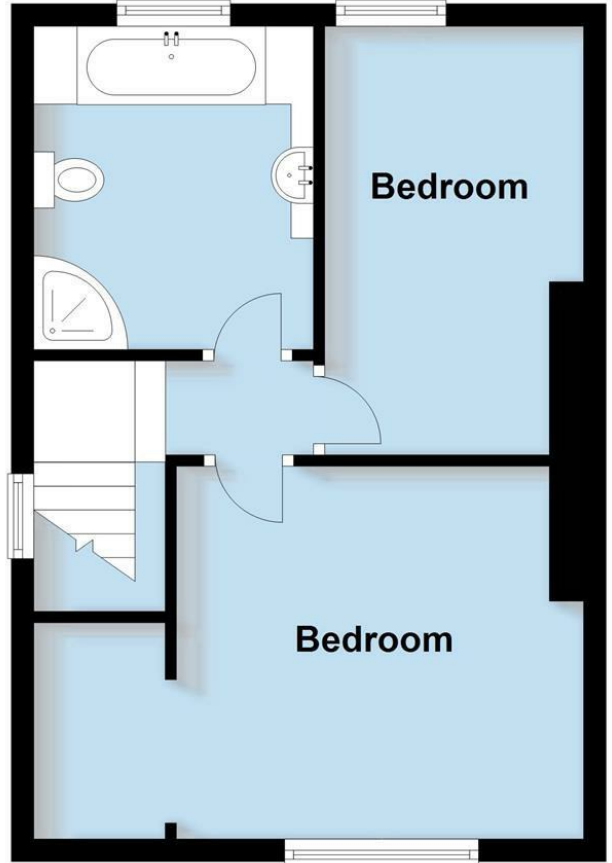
Ground Floor

Approx. 34.6 sq. metres (372.9 sq. feet)



First Floor

Approx. 35.5 sq. metres (382.2 sq. feet)



Total area: approx. 70.2 sq. metres (755.1 sq. feet)

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

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	87
	70
England & Wales	EU Directive 2002/91/EC

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