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RESIDENTIAL

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52, Kingfisher Drive, Southam



A modern three double bedroomed, three storey semi-detached townhouse by Bloor Homes, offering well proportioned living space in this popular development.

Briefly Comprising;

Entrance vestibule hallway, sitting room, dining kitchen with integrated appliances and patio doors to garden and utility area, ground floor WC, first floor landing, two double bedrooms (one with fitted wardrobes), family bathroom, top floor with master bedroom with fitted wardrobes, study area and en

suite shower room, UPVC double glazing, Gas radiator Heating, fore garden, decked and lawned rear garden and triple length car parking space, remainder of NHBC.

Canopy Porch

Composite double glazed timber look entrance door to:-

Entrance Vestibule Hallway

With staircase rising to first floor landing, radiator, tiled floor, door through to living room.

Living Room

11'9" x 13'9" (3.58m x 4.19m)

With upvc double glazed window to front elevation, two radiators, continuation of tiled flooring, door to useful understairs store cupboard, door through to dining kitchen.

Dining Kitchen

15'6" (in to utility space) x 12'7" (4.72m (in to utility space) x 3.84m)

The kitchen area comprising a range of off white



high gloss base units with contrasting wood look working surface over, splashback tiling, inset four point Bosch electric hob with glazed splashback and Bosch filter hood over, Bosch oven, concealed fridge-freezer, concealed Hotpoint dishwasher, down lighter points to ceiling, radiator, continuation of tiled flooring extend through to utility area, upvc double glazed French doors with windows to either side to deck to garden.

Utility Area

With matching wall and base cupboards, working

surfaces, space and plumbing for washing machine, cupboard concealing Potterton central heating boiler, radiator.

Ground Floor Cloakroom

Fitted with a white low level WC, wall mounted wash hand basin, splashback tiling, radiator.

First Floor Landing

With upvc multi paned double glazed window to front elevation, radiator, staircase rising to second floor, AIRING CUPBOARD with insulated Heatrea Sadia hot water cylinder.

Bedroom Two (Rear)

8'6" x 14'7" (2.59m x 4.45m)

With upvc double glazed window to rear elevation, radiator.

Bedroom Three (Front)

8'9" x 11'8" plus fitted w'robe (2.67m x 3.56m plus fitted w'robe)

With upvc double glazed window to front elevation, radiator, mirror fronted sliding doors to built in wardrobe with hanging and shelving.



Family Bathroom

Fitted with a white suite to comprise low level WC, pedestal wash hand basin, bath with mixer tap with separate shower attachment, shower cubicle with wall mounted shower control with splashback tiling, down lighter points to ceiling, upvc obscured double glazed window to rear elevation, radiator towel rail.

Master Bedroom

11'8" x 12'9" to front of w'robes exp to 22'0" (3.56m x 3.89m to front of w'robes exp to 6.71m)

Approached via second floor landing with upvc multi paned style Dormer window to front elevation, radiator, mirror front doors to built-in wardrobe with hanging and shelving, study/dressing area with radiator, feature angle ceiling lines and Keylite double glazed roof line window.

En suite Shower Room

Fitted with double shower cubicle with wall mounted shower and control, low level WC, wash hand basin, splashback tiling, Keylite roof line double glazed window, radiator, towel rail, downlighter points, tiled flooring.

Outside (Front)

To the front of the property is a paved path which leads to the entrance door and a small gravel triangle of ground with plants.



Rear Garden

The rear garden is principally laid to lawn with a broad timber deck across the rear of the property with pergola above, paved path leads to rear gate, timber garden shed.

Parking

To the rear of the property is a triple length parking space, with garden gate leading directly into the rear garden.

Estate Charge

We are informed there is an annual estate charge of approximately £240 PA. We would advise any purchaser to verify this with their legal advisor.

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 E.

Location

CV47 2TT

- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

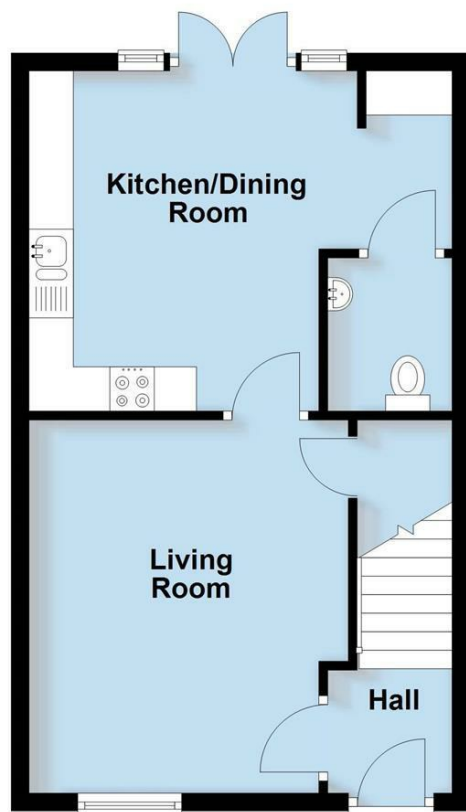
01926 881144 ehbresidential.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

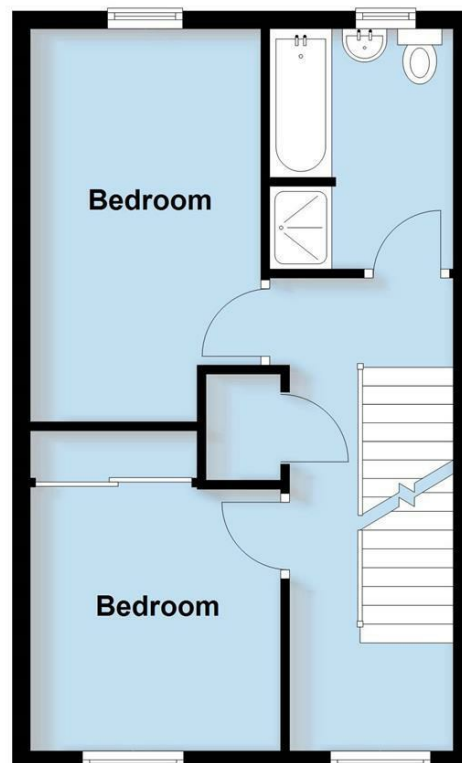
Ground Floor

Approx. 38.9 sq. metres (418.5 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.5 sq. feet)



Second Floor

Approx. 31.5 sq. metres (339.5 sq. feet)



Total area: approx. 109.3 sq. metres (1176.4 sq. feet)

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