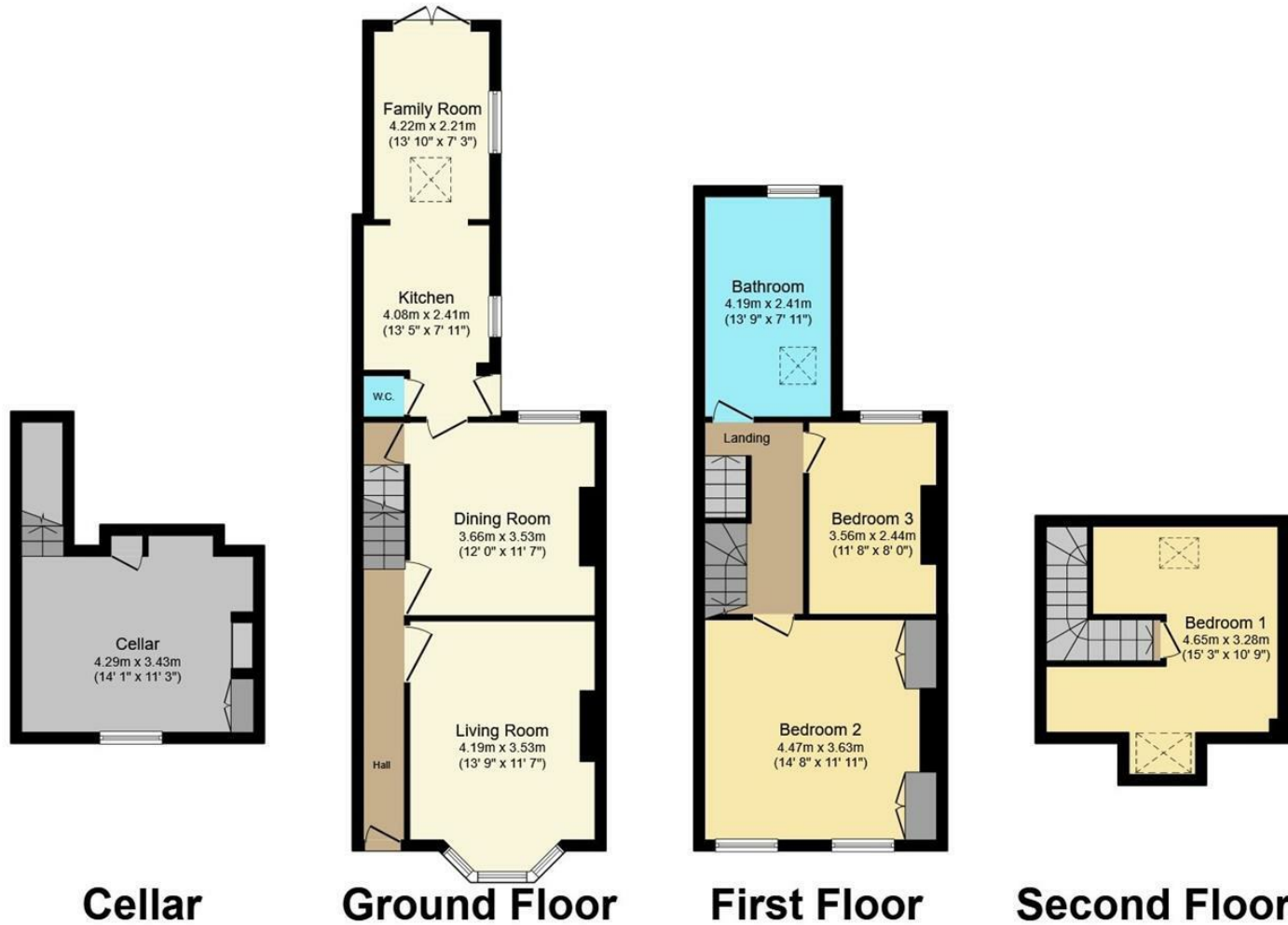


Peter Clarke



50 New Street, Leamington Spa, CV31 1HP



Total floor area 134.7 m<sup>2</sup> (1,450 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



- No forward chain
- Three double bedrooms
- Usable cellar
- Extended
- Planning permission - W/23/0653
- Two reception rooms
- WC
- Modern fitted kitchen
- Desirable location



Offers Over £450,000

This is a beautifully presented and sizable, extended three-bedroom property set in a highly desirable location in Leamington Spa. The property is conveniently positioned being within walking distance to the town centre, shops, parks and amenities. The property comprises an entrance hall, living room, dining room, modern fitted kitchen with extended family room, WC, usable cellar, three double bedrooms, large family bathroom and rear garden. The property also has planning permission to extend across the side of the kitchen and to reconfigure the first floor to make an ensuite for bedroom one. Please see reference W/23/0653.

#### ENTRANCE HALL

With door to the front and stairs leading to the first floor.

#### LIVING ROOM

With an attractive bay sash window to the front, open fireplace and TV point.

#### DINING ROOM

With window to the rear, open fireplace and door accessing the cellar.

#### KITCHEN

With wall and base mounted units, integrated electric hob with extractor over, integrated double oven, sink drainer, window to the side and spec and plumbing for dishwasher and washing machine.

#### WC

With WC and wash hand basin.

#### FAMILY ROOM

With Velux style roof light, window to the side and French doors to the rear.

#### CELLAR

A versatile space currently being used as a study, with window to the front and built in storage.

#### BEDROOM ONE

A generous room with two sash windows to the front, a feature fire place and two sets of fitted wardrobes.

#### BEDROOM TWO

A double room with window to the rear and feature fireplace.

#### BEDROOM THREE

Another double room with Velux style roof light to the front, window to the rear and eaves storage.

#### BATHROOM

With two sinks, bath, separate shower cubicle with mains fed shower, WC, window to the rear and Velux style roof light.

#### GARDEN

Low maintenance being paved with wall borders, gated rear access, beds with mature shrubs and further raised beds for vegetables and flowers.

#### GENERAL INFORMATION

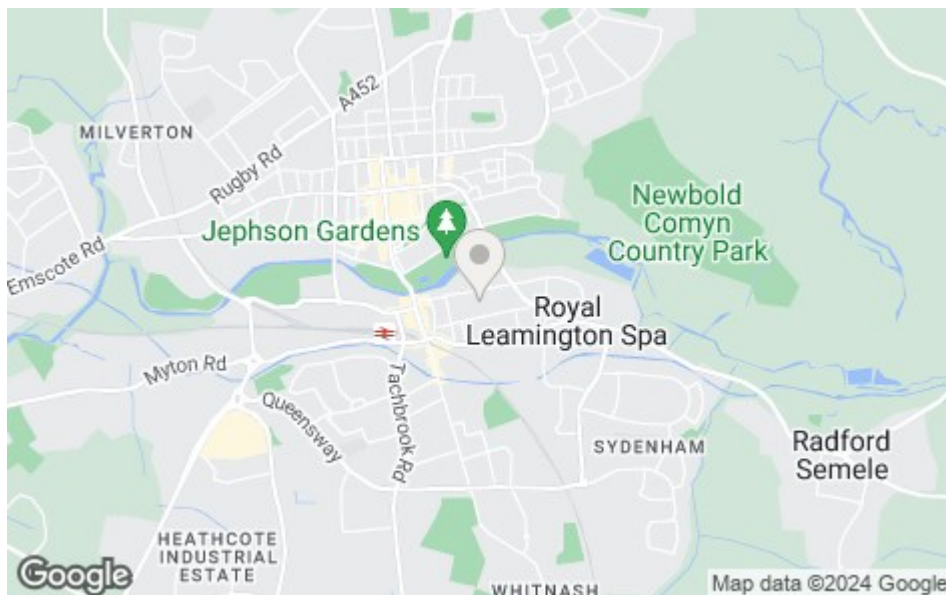
**TENURE:** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains gas, electric, water, drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and







with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

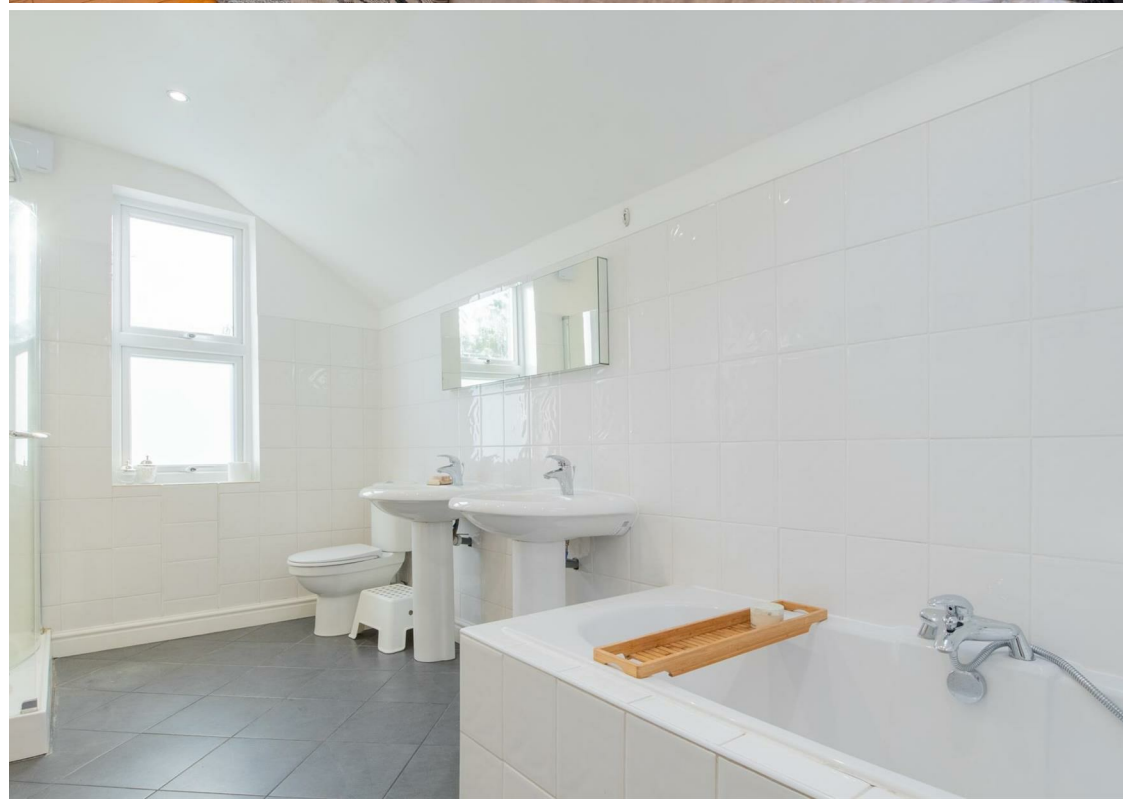
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band D.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





Multi-award winning offices  
serving South Warwickshire & North Cotswolds

Myton Road, Leamington Spa, Warwickshire, CV31 3NY  
Tel: 01926 429400 | [leamington@peterclarke.co.uk](mailto:leamington@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

Peter Clarke

