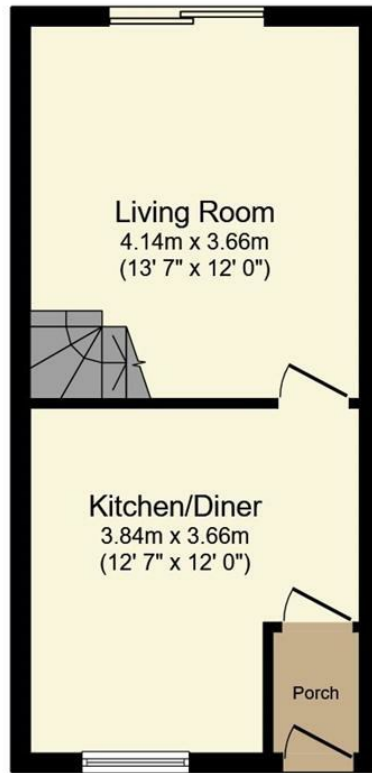


Peter Clarke



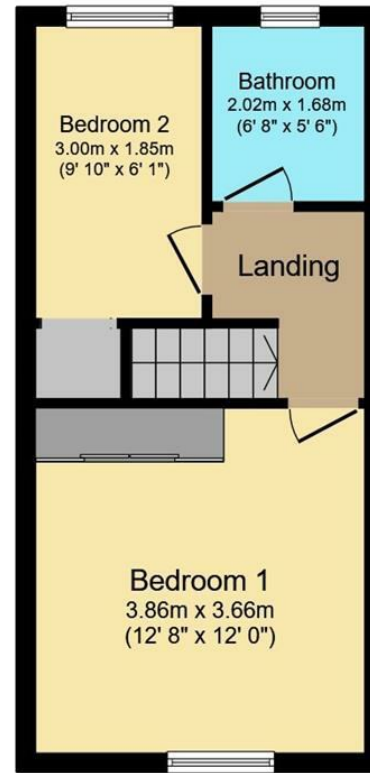
5 Ginkgo Walk, Leamington Spa, CV31 3QT

# 5 Ginkgo Walk, Leamington Spa, CV31 3QT



## Ground Floor

Floor area 29.5 sq.m. (318 sq.ft.)



## First Floor

Floor area 29.5 sq.m. (318 sq.ft.)

TOTAL: 59.1 sq.m. (636 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



- Two bedrooms
- Modern kitchen diner
- Recently fitted boiler
- Two parking spaces
- Double glazing
- Low maintenance garden
- Well presented
- No forward chain



£260,000

This is a beautifully presented and well proportioned two bedroom terraced home sat in a popular location in Leamington Spa being offered with no forward chain. This is conveniently positioned being near to the local shops, amenities, and transport links including the train station, also being within easy reach of Leamington town centre. The property comprises an entrance hall, modern fitted kitchen diner, living room, two bedrooms, bathroom, low maintenance rear garden, and off road parking for two cars to the front.

#### APPROACH

With off road parking for two cars and path to the front door.

#### ENTRANCE HALL

With door to the front.

#### KITCHEN DINER

A modern fitted kitchen with shaker style units and granite work surface over, integrated fridge freezer, electric oven with gas hob and extractor over, sink drainer, window to the front and space for dining table and chairs.

#### LIVING ROOM

A good size with television point and patio doors leading out to the rear garden.

#### BEDROOM ONE

A generously sized double room with window to the front and built in walk in wardrobe.

#### BEDROOM TWO

Currently being used as an study with built in storage and window to the rear.

#### BATHROOM

With WC, bath with shower over, pedestal sink and window to the rear.

#### GARDEN

A low maintenance garden with fence borders and gated rear access.

#### 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 electricity, water and gas 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.

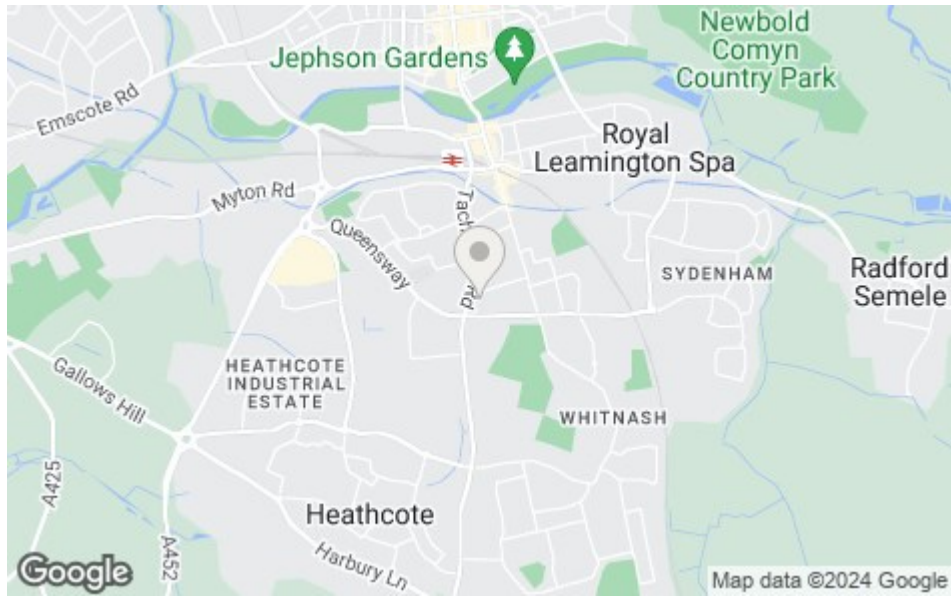
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** TBC. 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

