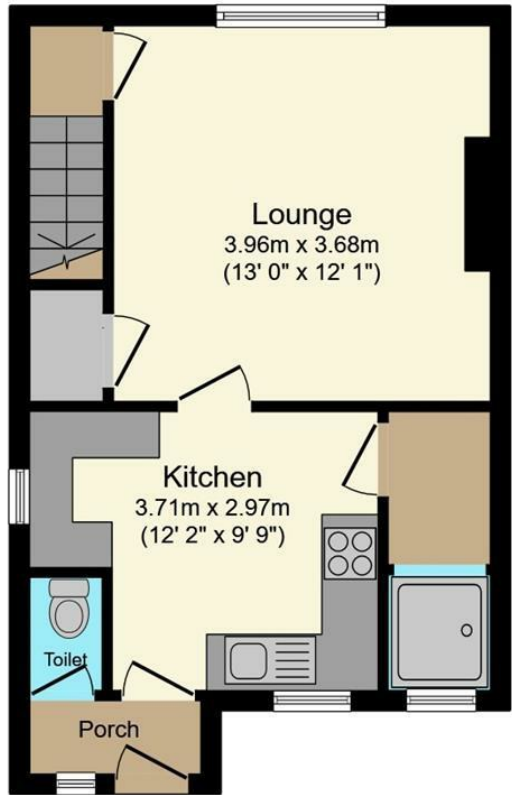


Peter Clarke

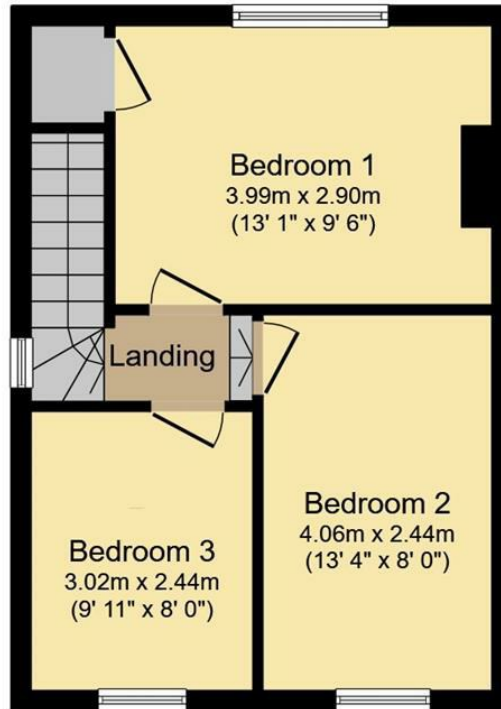


4 Sargeant Street, Leamington Spa, CV31 3HS



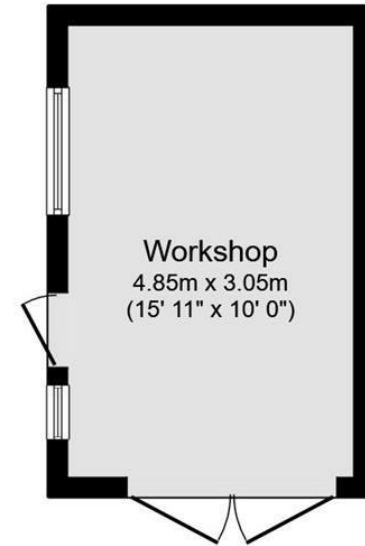
Ground Floor

Floor area 36.3 m² (391 sq.ft.)



First Floor

Floor area 34.7 m² (373 sq.ft.)



Garage

Floor area 14.7 m² (158 sq.ft.)

TOTAL: 85.6 m² (922 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



- Three Bedroom Semi Detached
- Shower room
- Living Room
- Breakfast Kitchen
- W.C
- Block Paved Driveway
- Timber Workshop
- Low Maintenance Rear Garden
- NO FORWARD CHAIN
- EPC - D



Offers In Excess Of
£250,000

A spacious, conveniently situated and adaptable three bedroom, semi detached home located to the south of Leamington Town Centre and lying within easy reach of the fantastic local amenities and Leamington Train Station. Having well proportioned interior accommodation comprising, entrance lobby, living room, breakfast kitchen, shower room rear lobby and W.C. To the first floor are three well proportioned bedrooms, two of which are good doubles. Outside the property boasts a block paved driveway, enabling off road parking for 2-3 cars, a large timber workshop with power and lighting and a low maintenance courtyard rear garden. NO FORWARD CHAIN.

Approach

Accessed from Sargeaunt Street, via the block paved driveway, leading upto the front door.

Lobby

Giving way to the living room and having stairs rising to the first floor landing

Living Room

A well proportioned reception room benefitting from a large double glazed window to the front elevation, centrally mounted feature fireplace with electric fire and having internal door leading to the breakfast kitchen.

Breakfast Kitchen

A generous kitchen comprising a range of wall and base mounted units with contrasting work surfaces over and benefitting from an inset sink and drainer, a free standing Cannon cooker and space for washing machine and fridge freezer, in addition there is a double glazed window over looking the rear garden and internal doors leading to the rear lobby and shower room.

Shower Room

A wet room style shower room featuring a walk in shower area with electric shower, pedestal wash hand basin and featuring an obscured and double glazed window to the rear elevation.

Rear Lobby

Also access from the kitchen the rear lobby has a rear facing double glazed window and door leading to the rear garden and internal door leading to the W.C.

W.C

The W.C is access from the rear lobby and has a low level W.C and high level obscured and double glazed window to the side elevation.

To The First Floor

Landing

The first floor landing has stairs rising from the entrance lobby and gives way to all three bedrooms and benefits from a side facing double glazed window.

Bedroom One

A large double room with large built in storage wardrobe and front facing double glazed window.

Bedroom Two

Another well proportioned double room with rear facing double glazed window and built in airing/storage cupboard.

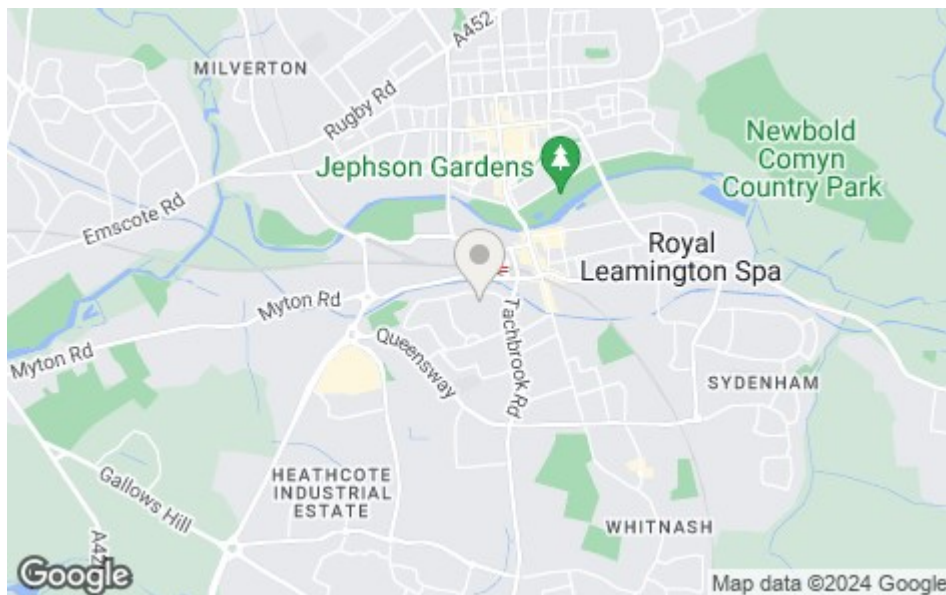
Bedroom Three

A generous single room with rear facing double glazed window.

Outside







To The Front

To the front of the property situated behind a well maintained, mature hedgerow is a sizeable block paved driveway enabling of road parking for up to three cars. From here the rear garden can be reached via the side access gate.

Workshop

Accessed from the driveway is this incredibly useful timber workshop. Benefitting from split timber doors to the front elevation, with side access door leading to the side walkway and having side facing window with both power and lighting supplied internally.

To the Rear

To the rear of the property is a low maintenance courtyard style rear garden with gated side access and internal access via the rear lobby.

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 water, gas, electric and 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 B.

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.





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Peter Clarke

