



Peter Clarke

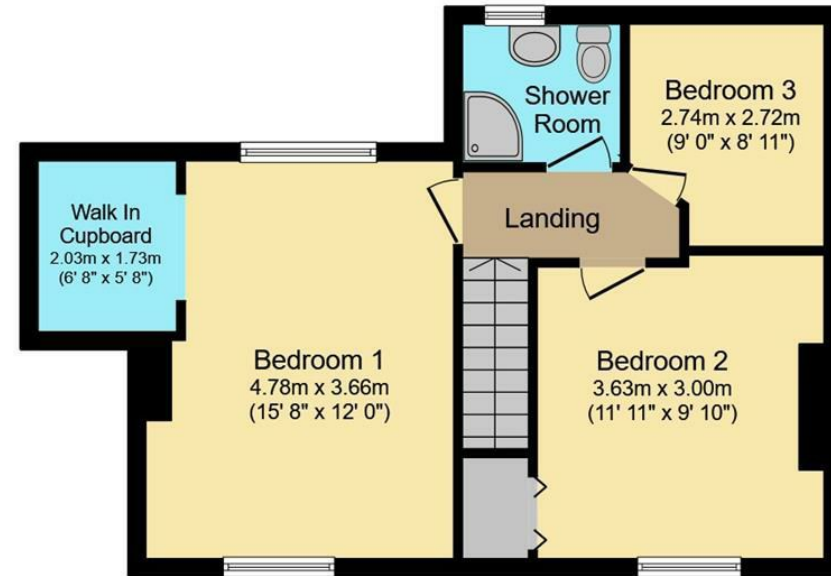
5 Cashmore Avenue, Leamington Spa, CV31 3EU

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Ground Floor

Floor area 44.2 m² (476 sq.ft.)



First Floor

Floor area 47.6 m² (513 sq.ft.)

TOTAL: 91.8 m² (988 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



- Mid Terrace Family Home
- Three Generous Bedrooms
- Modern Family Shower Room
- Living Room & Dining Room
- Fitted Kitchen
- Guest W.C
- Driveway Parking For Two Cars
- South Facing Lawned Rear Garden
- NO FORWARD CHAIN
- EPC Rating D



Offers In Excess Of
£275,000

A spacious, well presented and conveniently located, three bedroom family home situated within easy reach of Leamington town centre, the fantastic local amenities and schools, commuter links and train station. Having generous interior accommodation comprising entrance hall, living room, dining room, kitchen, rear lobby and guest W.C. To the first floor are three well sized bedrooms all benefitting from storage cupboards and a newly fitted shower room. Outside the property benefits from a low maintenance for garden and tarmac driveway for 2 cars, with gated side access and a stunning south facing lawned rear garden with dining terrace and two timber storage sheds.

Approach

Accessed from Cashmore Ave via the private driveway, which leads upto the front door.

Hall

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

Living Room

A well proportioned reception room, benefitting from dual aspect windows looking to the front and rear gardens with centrally mounted feature fireplace.

Dining Room

Accessed from the hall way and benefitting from large window to the front elevation with feature fireplace and open squared arch leading to the fitted kitchen.

Kitchen

Comprising a range of wall and base mounted units with contrasting work tops over, an inset one and a half bowl sink and drainer with monobloc tap, with a freestanding cooker with over head extractor and having space for under counter washing machine, and having a large rear facing widow looking out to the south facing rear garden. In addition the kitchen benefits from a useful pantry cupboard and has a door leading to the rear lobby.

Rear Lobby

Accessed from the kitchen and providing access to the W.C and the rear garden.

W.C

With low level W.C and rear facing window.

To The First Floor

Landing

Having stairs rising from the entrance hall and giving waly to all three bedrooms and the family shower room.

Bedroom One

A spacious dual aspect double bedroom benefitting from built in storage furniture and having a large walk in storage cupboard/dressing room that offers potential for conversion to an en-suite.

Bedroom Two

Another large double bedroom with front facing window, built in wardrobe and chest of drawers and further built in storage cupboard over the stairs.

Bedroom Three

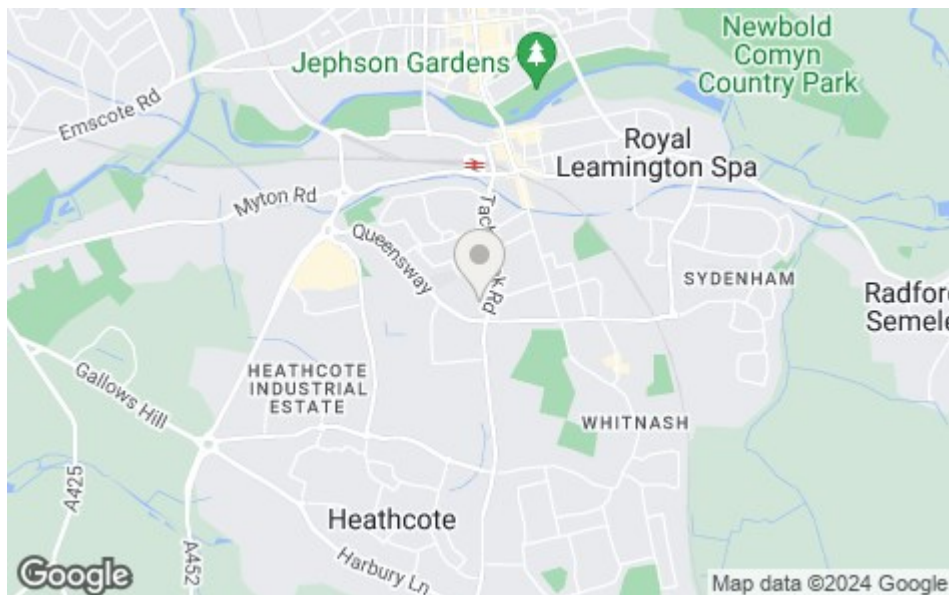
The third and final bedroom offers views to the rear garden and currently features a range of built in storage wardrobes.

Shower Room

Featuring a modern white suite comprising low level







W.C, vanity unit mounted wash hand basin with under counter storage and enclosed shower cubicle with with electric shower and glass screen, in addition the shower room offers tiling to all walls, a heated towel rail and rear facing obscured window.

Outside

To The Front

Situated behind a well maintained and mature hedgerow is the low maintenance foregarden and tarmac driveway, whilst to the side is a shared and covered walkway that leads to the rear garden.

To The Rear

Accessed from the kitchen via the rear lobby is the stunning south facing lawned rear garden, which benefits from a raised dining terrace, useful timber tool shed and further large garden shed located to the rear of the the garden, with well stocked borders and beds, and having timber fencing to three sides with gated and shared side access path from the front of the property.



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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