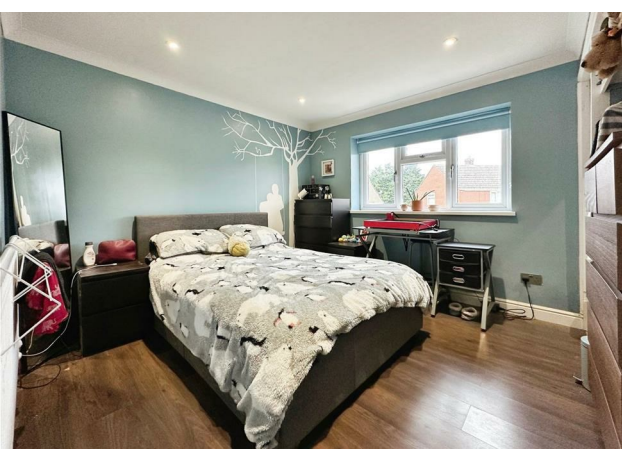




HENLEY ROAD, SOUTH LEAMINGTON

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SALES & LETTINGS





*** NO CHAIN ***A spacious semi-detached home built in the 1950s- just south of the town centre of Leamington Spa. The property comprises of entrance hall, lounge diner, garden room, spacious kitchen, three well-proportioned bedrooms and a bathroom. The property has a South facing spacious garden, with an extended patio and the front has a block paved drive for 2-3cars. There are several local primary schools as well as Campion secondary schools. As well as local shops you have the main Asda. The train station is 1.34 km away- and being South of the town makes this a great option for somebody who needs access to the M40 and Jaguar Land Rover. This property is non-standard construction.

It's in the details...

Hallway

A mini hallway, with varnished steps that lead to the first floor. There is a radiator, down-lights and a door that leads into the lounge diner. There is timber effect luxury vinyl tiled flooring.

Lounge Diner

With a continuation of the timber effect luxury vinyl tiled flooring, there is coving, down-lights, a radiator, a tall white radiator, a uPVC double glazed window to the front elevation, an open doorway through to the breakfast kitchen and sliding uPVC double glazed doors to the garden room.

Breakfast Kitchen

Fitted with a white kitchen with brush chrome handles, dark timber effect worktops, with a one and a half bowl stainless steel sink with flexible mixer tap and drainer

. There is a four electric hob, an extractor, double fitted oven, space and plumbing for a dishwasher. There are uPVC double glazed windows to the rear and side elevation. Luxury vinyl tile effect flooring, coving under stair storage cupboard and radiator.

Garden Room

The garden room was a conservatory that has now a solid roof, uPVC double glazed windows, electrics and lighting. There are uPVC double glazed French doors to the garden. Luxury vinyl tiled flooring. Air conditioning unit.

Landing

With laminate flooring, an airing cupboard with the Gas boiler and painted doors through the three bedrooms and family bathroom. There is a loft attached to the part board which has a ladder.

Bedroom One

A spacious double bedroom, which has a uPVC double glazed window to the front elevation, a radiator, laminate flooring, coving, downlights and an open doorway to a large wardrobe.

Bedroom Two

With laminate flooring, a radiator, coving, down-lights and a uPVC double glazed window overlooking the rear garden.

Bedroom Three

With laminate flooring, coving, a radiator, down-lighting and a uPVC double glazed window.

Bathroom



A modern bathroom with a vanity unit that has a sink with a mixer tap, a useful shelf and a concealed waste toilet. There is a bath with a glass shower screen, chrome mixer tap and thermostatic mains shower. Chrome towel radiator, down-lights and a uPVC double glazed window.

Rear Garden

There's a good side garden which has an extended patio, a lawn and raised deck area to the rear. The garden is enclosed with timber fencing and has a wide passageway which is gated to the front drive. There is an outside tap.

Parking

Block paved drive to the front for 2-3 cars.

Other Information

Non-Standard construction- Wimpey No Fines homes are typically semi-detached or terraced houses, although some detached versions do exist. They are constructed using a system of cast-in-place concrete, with the walls being solid and without cavities. Many main mortgage lenders will lend- just please check with your lender/broker.

Location

Positioned in a popular residential area, approximately 1 mile to the South of the town centre of Leamington Spa. For convenience, there is a



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GROSS INTERNAL AREA
FLOOR 1: 559 sq ft, 52 m², FLOOR 2: 430 sq ft, 40 m²
TOTAL: 990 sq ft, 92 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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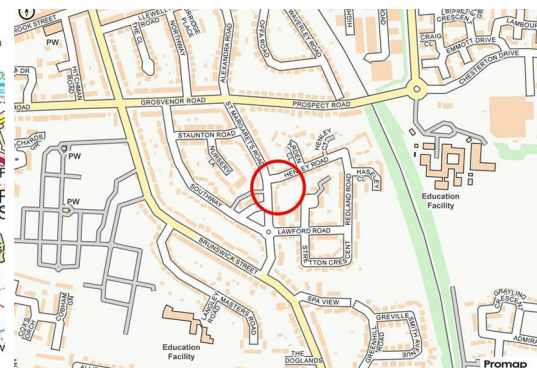
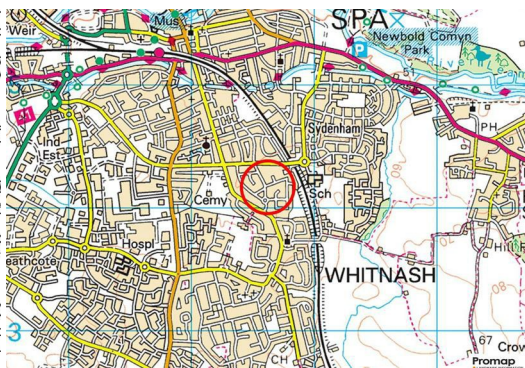
supermarket and petrol station within a third of a mile, whilst there is a precinct of local shops nearby. Leamington retail park is within 1 & 1/4 miles, whilst closer by, Leamington Spa old town and the Parade at the heart of the town centre, both offer a wide range of cafés restaurants and retail outlets. Leamington Spa railway station is approximately 1 mile away, this offers direct commuter links to London, Birmingham and a wide range of further centres. Good access to M40 and Jaguar Landrover.





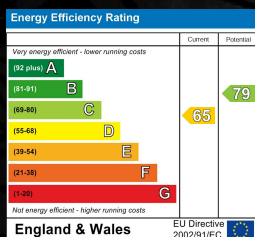
- Semi Detached 1950's
- Non Standard Construction
- Garden Room
- Off Road Parking
- South Leamington

- Three Bedrooms
- Lounge Diner
- Breakfast Kitchen
- South Facing Garden
- Good Access To M40 & Train Station



HENLEY ROAD, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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