



GODFREY-PAYTON
CHARTERED SURVEYORS



14 Leyfields Crescent
Warwick, CV34 6BA

Offers over £335,000



14 Leyfields Crescent

, Warwick, CV34 6BA

*****A substantial reduction and so priced to sell in this highly regarded location*****

Located within a highly sought-after residential setting on the fringe of the popular historic town of Warwick, stands this circa 1960's semi-detached bungalow boasting private outlook, mature rear garden and ample parking with tandem driveway and enclosed carport. The property benefits from easy access to the town centre and an abundance of local amenities, restaurant/public houses and coffee shops, whilst popular transport networks are close by which includes the M40 motorway corridor and local train station both linking the property to London and Birmingham centres of commerce.

Approach

Generously set back from the road behind a garden gravel fore garden with tandem shared driveway to one side which leads to a garage entrance and main front door to one side.

Reception Hall

Having louvre doors to small cloaks cupboard with above hatch access to loft space with pull down ladder, and panel glazed door to:

Through Lounge/Potential 2nd Bedroom

This spacious main reception room could easily be converted to a lounge and second bedroom which formally was to the rear of the property. Enjoying woodland views to front elevation, feature fire surround with tiled hearth with mantle over, archway leading to a potential dining room area which offers views and access to the rear garden via sliding patio doors.

Bedroom One

Having a pleasant outlook to front elevation, fitted wardrobes to one side.

Bathroom

Offering a traditional suite which comprises a paneled bath, pedestal wash hand basin and low flush WC with tiled splash back.

Kitchen

Having a run of fitted base units with roll top work surfacing with tiled splash back, cupboard housing boiler and part glazed door leading to:

Enclosed Carport

Having double doors to front driveway, courtesy door to rear garden and interconnecting door to:

Occasional Bedroom

Having louvre fronted wardrobes to one side and double aspect windows.

Outside/Mature Rear Garden

Having paved patio with pathway extending to one side, predominantly laid lawn with bordering evergreens and hard standings ideal for garden shed/summerhouse or greenhouse.

Services

All main services are connected and we understand the heating in part is electric, and gas is available if required.

Tenure

The property we understand is 'Freehold', but a prospective purchaser is recommended to check and confirm this with their legal representative. The property will be sold with vacant possession.

Energy Performance Certificate

The energy rating for this property is TBC and a full copy can be found and downloaded from www.epcregister.com

Local Authority

Warwickshire Count Council, Shire Hall, Warwick, CV34 4RL. (01926 410410)

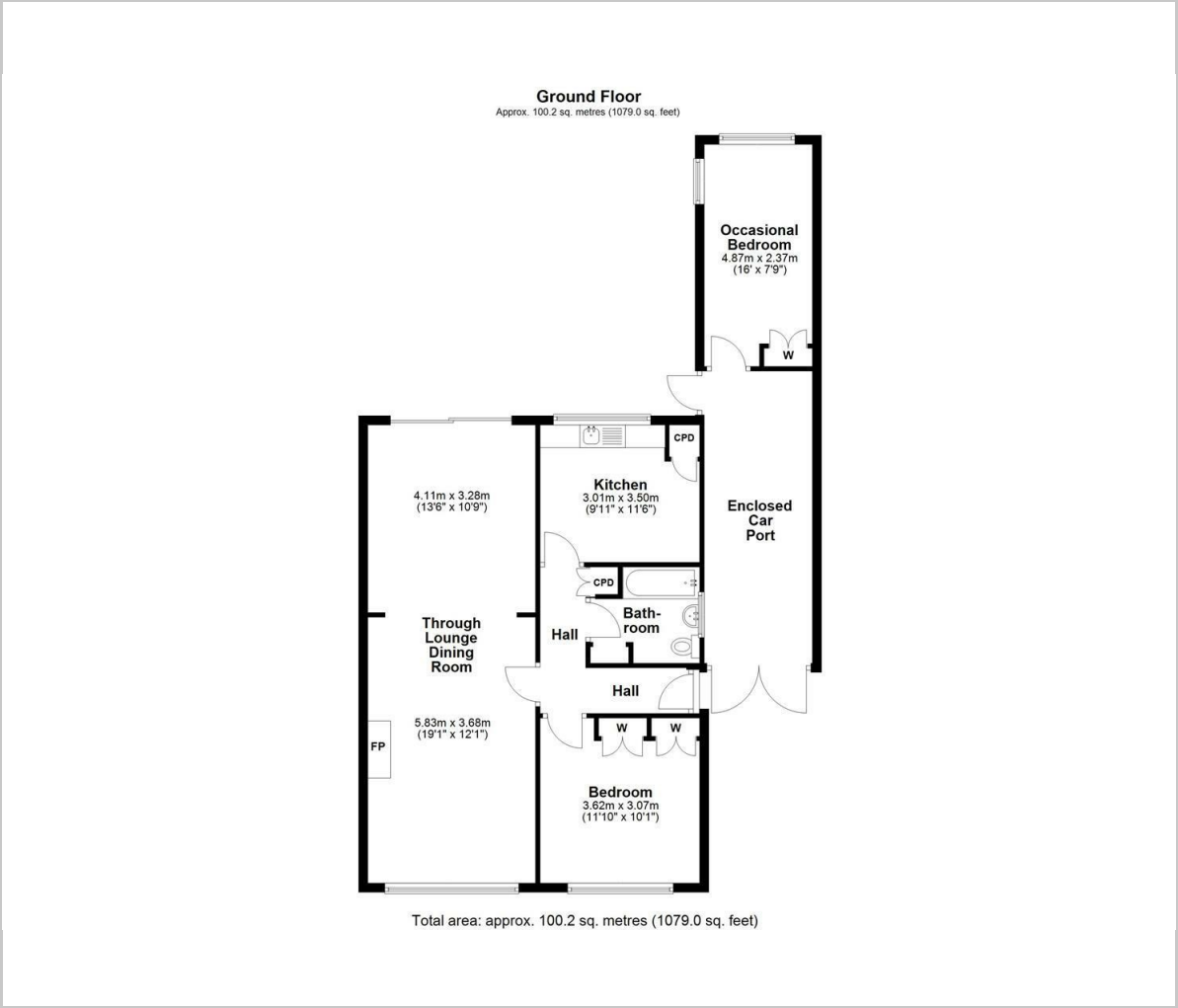
NB

The asking price of the property reflects the fact that there is elements of asbestos cement boards to the exterior soffits.





Floor Plan



Viewing

Please contact our Warwick Office on 01926 492511 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

25 High Street, Warwick, Warwickshire, CV34 4BB
Tel: 01926 492511 Email: warwick@godfrey-payton.co.uk <https://www.godfrey-payton.co.uk/>

Area Map



Energy Efficiency Graph

