

ROSEWOOD CRESCENT, LEAMINGTON SPA CV32 7UN



A TWO BEDROOM SEMI DETACHED HOUSE WITH A GARAGE

- NO CHAIN
- TWO BEDROOM SEMI DETACHED
 - GARAGE
 - CUL-DE-SAC
 - LOUNGE
- KITCHEN/DINING
- BATHROOM
- GARDEN
- DRIVEWAY
- CLOSE TO TOWN CENTRE

2 BEDROOMS

OFFERS OVER £300,000

Rosewood Crescent is a charming two-bedroom semi-detached house which presents an excellent opportunity for first-time buyers. The property is conveniently located in a quiet cul-de-sac, ensuring a peaceful living environment while still being within walking distance to the vibrant town centre of Leamington Spa.

Upon entering, you will find a well-proportioned living space that is both inviting and functional, perfect for modern living. The two bedrooms offer ample space for relaxation and rest, making it an ideal home for small families or couples. Additionally, the property boasts a garage, providing valuable storage or parking options.

One of the standout features of this home is the absence of a chain, allowing for a smoother and quicker transaction process. This is particularly advantageous for those eager to settle into their new abode without unnecessary delays.

Leamington Spa is renowned for its beautiful parks, excellent schools, and a variety of shops and restaurants, making it a desirable location for many. This property not only offers a comfortable living space but also places you at the heart of a thriving community.

In summary, this two-bedroom semi-detached house on Rosewood Crescent is a fantastic choice for anyone looking to make their first purchase in a lovely area. With its convenient location, charming features, and the added benefit of no chain, this home is sure to attract considerable interest. Don't miss the chance to make it yours.

Front

The property has a front garden laid to lawn, access to the garage, driveway and front door.

Entrance Hallway

With a light point to ceiling and a radiator. Providing access to the sitting room as well as first floor stairs.

Living Room 16'2" x 11'5" (4.95 x 3.50)

With a double glazed bay window to the front aspect, light point to ceiling, gas fire and a radiator. There is under stair storage space and then access immediately through to the kitchen/dining area.

Kitchen / Diner 14'11" x 9'4" (4.57 x 2.87)

A lovely open planned kitchen/dining area, which has a double glazed window and double glazed patio doors overlooking the rear garden. Kitchen with integrated appliances and space for dining room table and chairs.

First Floor Landing

Having two double bedrooms and a bathroom.

Bathroom 6'4" x 6'0" (1.95 x 1.85)

Bath with shower over, wash hand basin, low level WC, radiator and a double glazed window to the rear aspect.

Bedroom One 13'1", 16'4" x 9'6" (4.50 x 2.92)

Having double glazed windows to the front aspect, built in wardrobe, light point and a radiator.

Bedroom Two 10'0" x 8'8" (3.05 x 2.65)

With a double glazed window to the rear aspect, built in wardrobes, light point to ceiling and a radiator.

Outside Rear

Patio and grass area, with access to the garage.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

General Information

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Viewings

Strictly by appointment through Hawkesford on 01926 438123

Tax Band

Council Tax Band "C"









