

CLARE CLOSE, LEAMINGTON SPA CV32 7QH



A three bedroom semi detached house, located on a generous plot size and sold with no onward chain.

- NO CHAIN
- THREE BEDROOMS
- FRONT AND REAR GARDENS
- CORNER PLOT
- LIVING ROOM
- KITCHEN/DINER
- CONSERVATORY
- BATHROOM
- CLOSE TO LOCAL AMENITIES

3 BEDROOMS

PRICE GUIDE £250,000

A three bedroom semi detached house, located on a generous plot size and sold with no onward chain.

Front

The property has a good sized front garden and fencing surrounding its border, with a gate and path leading to the porch.

Entrance

There is a porch leading to the front door and entrance hallway.

Living Room 17'3" x 11'8" (5.26 x 3.56)

Having a double glazed window to the front aspect, light point and a radiator.

Kitchen/Dining 20'0" x 8'8" (6.12 x 2.66)

Galley style kitchen/diner with a double glazed window to the rear and patio doors leading to a conservatory area.

Conservatory 9'10" x 8'10" (3.00 x 2.70)

With doors leading to the garden area.

First Floor

The first floor has three bedrooms, bathroom and a separate WC.

Bedroom One 11'8" x 8'4" (3.58 x 2.56)

Having a double glazed window, light point and a radiator.

Bedroom Two 12'2" x 10'6" (3.71 x 3.21)

Having a double glazed window, light point and a radiator.

Bedroom Three 9'11" x 6'11" (3.03 x 2.12)

Having a double glazed window, light point and a radiator.

Bathroom

Having a double glazed window, bath with shower attachment, radiator and light point.

WC

With a light point, WC and window to the rear.

Garden

The property appreciates a very generous sized garden.

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.

Tax Band

The Council Tax Band is C.

Tenure

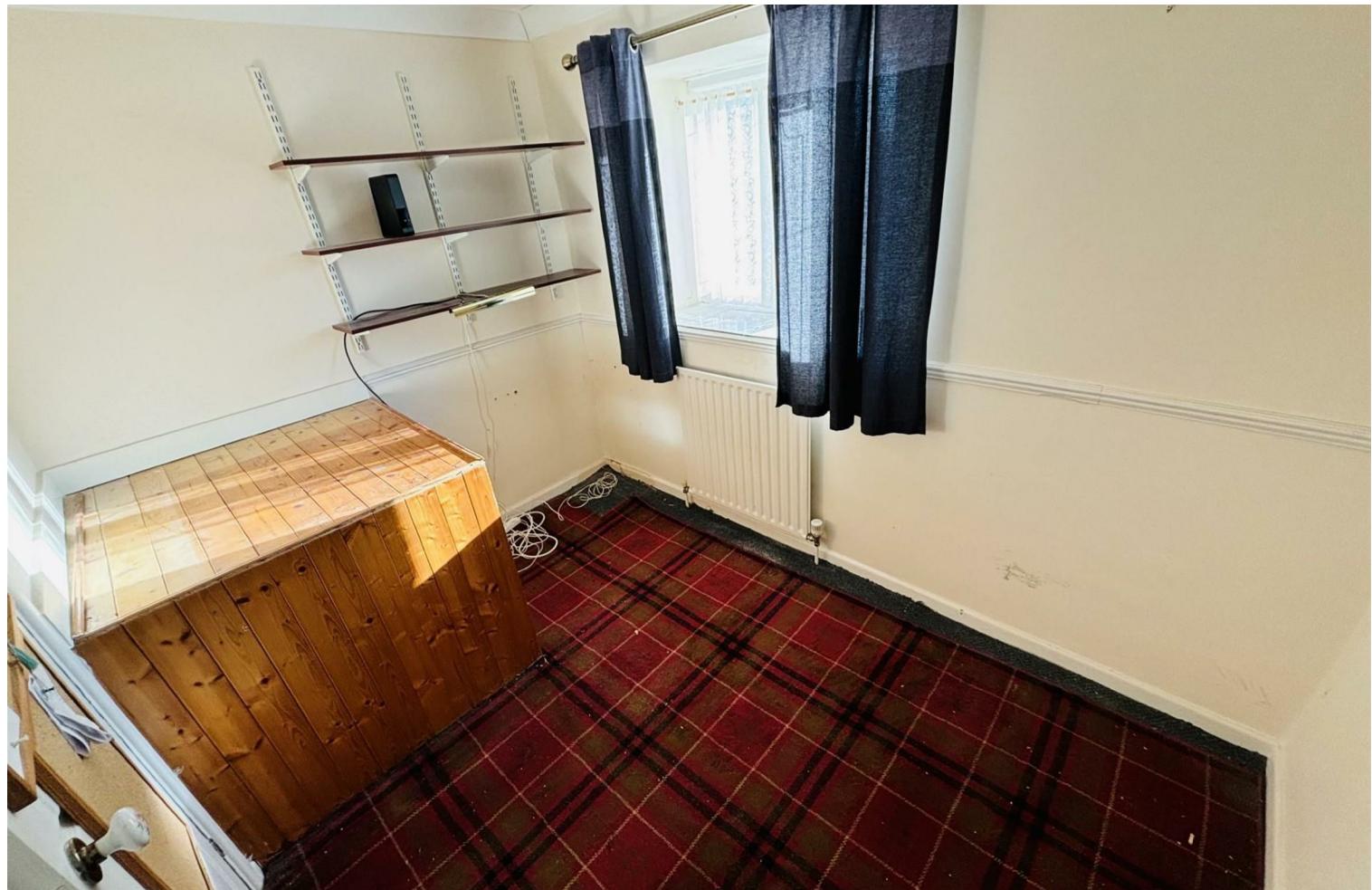
We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Viewings

Strictly by appointment through Hawkesford on 01926 438123







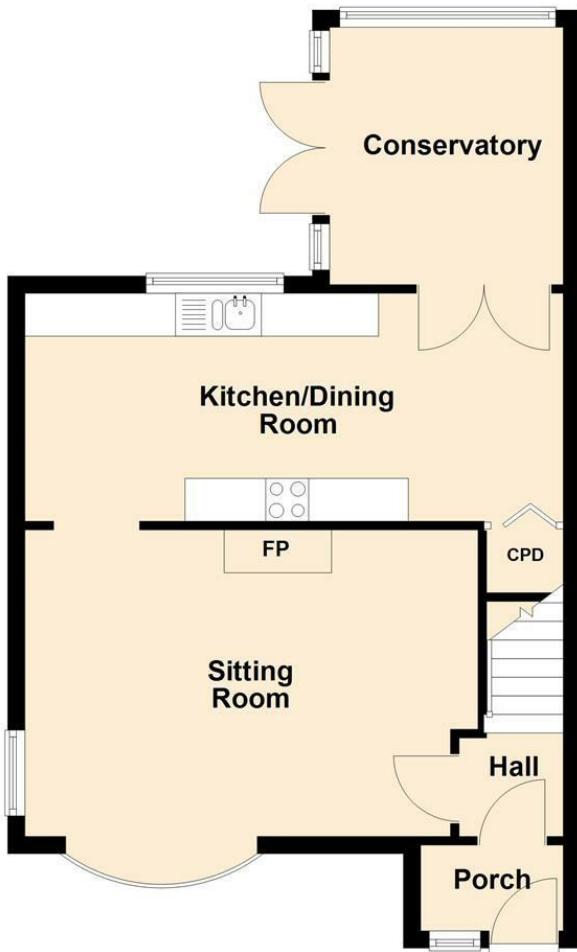






Ground Floor

Approx. 50.2 sq. metres (540.8 sq. feet)

**First Floor**

Approx. 39.7 sq. metres (427.0 sq. feet)



Total area: approx. 89.9 sq. metres (967.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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