

## PENTLAND CROWN PLACE, LEAMINGTON SPA CV33 9UH



- 65% Share
- No Chain
- Driveway
- AC LLOYD Build
  - Lounge
  - Kitchen/Diner
  - Downstairs W/C
- Three Bedrooms
  - Bathroom
  - Garden

**3 BEDROOMS**

**PRICE GUIDE £214,500**

Welcome to this immaculate terraced family home located in the desirable area of Pentland Crown Place, Bishops Tachbrook, Leamington Spa. This modern property, built by AC Lloyd, offers a wonderful opportunity for those seeking a comfortable and stylish living space.

As you enter the home, you will be greeted by a spacious lounge that provides a perfect setting for relaxation and family gatherings. The well-designed kitchen/diner is ideal for entertaining, allowing you to enjoy meals with loved ones in a bright and inviting atmosphere. Additionally, the convenience of a downstairs W/C adds to the practicality of this lovely home.

The property boasts three well-proportioned bedrooms, providing ample space for family members or guests. The bathroom is thoughtfully designed, ensuring comfort and functionality for everyday living.

Outside, you will find a charming garden that offers a peaceful retreat, perfect for enjoying the outdoors. The driveway accommodates two cars, providing convenient off-road parking.

This property is offered with no chain and for a 65% shared ownership option, making it an attractive choice for first-time buyers or those looking to downsize. With its modern amenities and excellent location, this home is sure to appeal to a variety of buyers.

Do not miss the chance to make this delightful property your own. Arrange a viewing today and discover the potential of this wonderful family home in Bishops Tachbrook.

#### **Front**

A driveway or two allocated parking spaces sit directly in front of the entrance.

#### **Entrance 15'5" x 3'9" (4.72 x 1.15)**

Spacious hallway allowing access to the W/C, lounge and kitchen/diner areas. With a radiator, two light points and under stair storage space.

#### **Downstairs W/C 5'4" x 3'7" (1.65 x 1.10)**

With a double glazed window to the front aspect, light point, sink, WC and a radiator.

#### **Lounge 15'7" x 10'0" (4.75 x 3.05)**

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

#### **Kitchen/Diner 18'0" x 9'8" (5.50 x 2.95)**

Ample Kitchen/Diner with spotlights to ceiling and a double glazed window to the rear aspect, as well as patio doors leading to the garden.

#### **First Floor Landing**

With three bedrooms and a bathroom. There is a loft hatch and ladder to the attic and an airing cupboard.

#### **Bedroom One 12'10" x 8'5" (3.92 x 2.59)**

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

#### **Bedroom Two 11'6" x 8'6" (3.51 x 2.60)**

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

#### **Bedroom Three 9'2" x 7'10" (2.80 x 2.39)**

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

#### **Bathroom 6'4" x 6'2" (1.95 x 1.90)**

With a double glazed window to the rear aspect, sink, WC, bath with shower attachment and a radiator.

**Garden**

A lovely garden, with an initial patio area and then laid to lawn. There is a gated back alleyway for access from the rear.

**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

**Tenure**

The property is freehold and the amount is for 65% shared ownership.

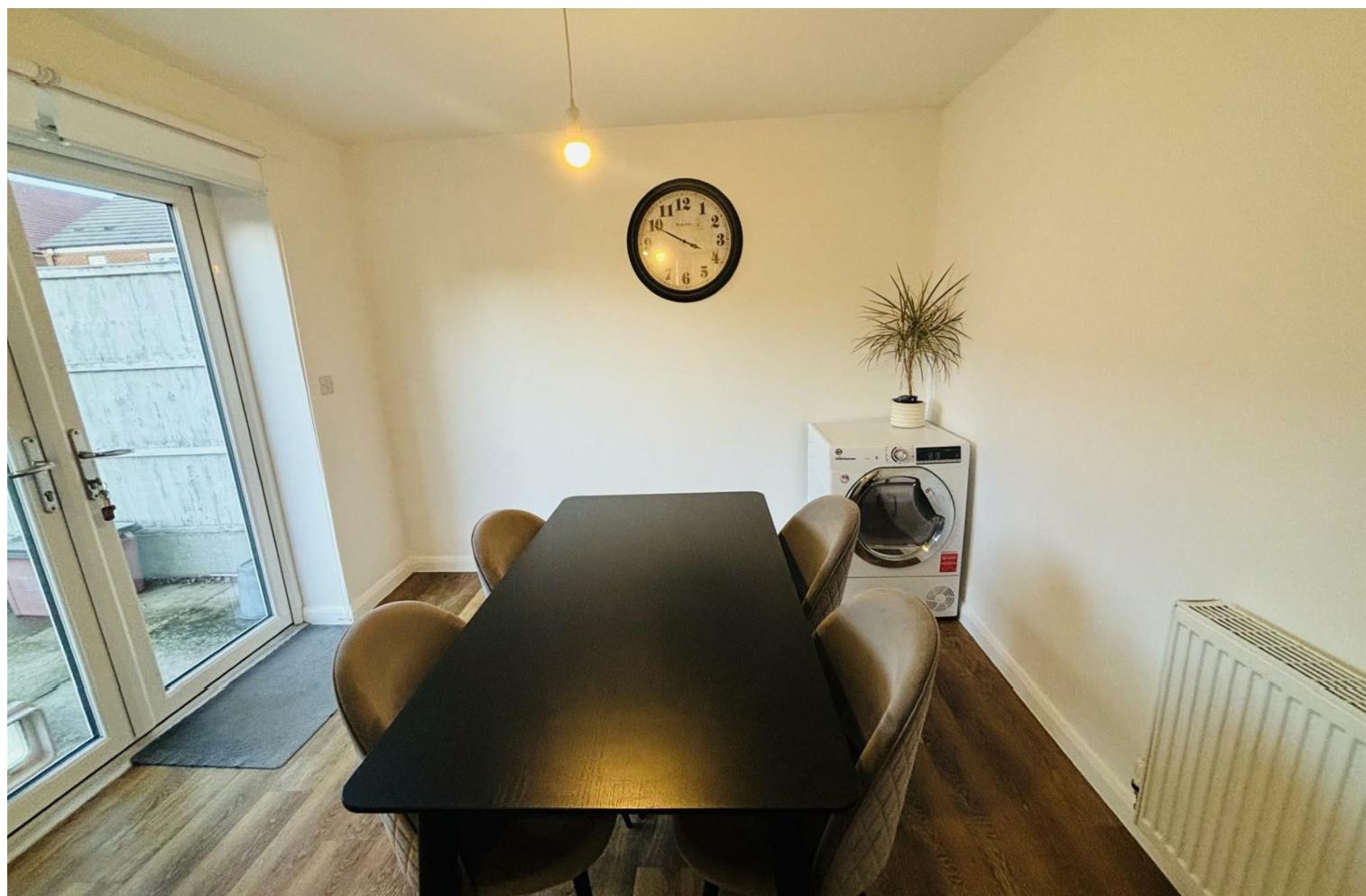
**Viewings**

Strictly by appointment through Hawkesford on 01926 438123



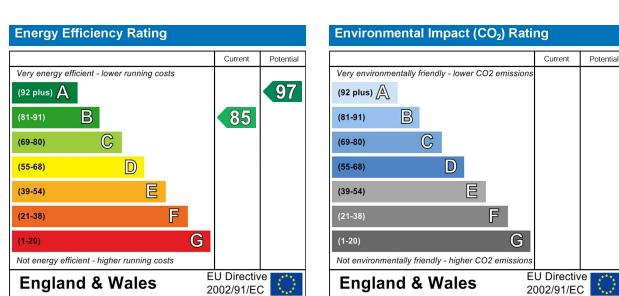












www.hawkesford.co.uk t: 01926 411480 e: warwick@hawkesford.co.uk