



Connells

Chestnut Court Harbury Lane
Heathcote Warwick

Chestnut Court Harbury Lane Heathcote Warwick CV34 6SG

for sale
£130,000



Property Description

Beautiful three bedroom detached park home for over 50s.

This well presented detached park home offers spacious and comfortable living, ideal for those seeking a peaceful lifestyle within an over 50s community.

The accommodation comprises a welcoming entrance hall, a generous lounge leading through to an additional dining room, a well appointed kitchen with a separate utility room. There are two double bedrooms, including the master with fitted wardrobes and drawers, plus a third single bedroom previously used as a study and fitted with a desk. A shower room and additional W/C complete the interior layout.

Externally, the property occupies and attractive corner plot and benefits from driveway parking for 2-3 cars along with a private rear patio garden, perfect for outdoor relaxation.

This delightful home offers practical living spaces and a tranquil setting - early viewing is highly recommended.

Approach

The property set within an attractive corner plot with lawned fore gardens and a pathway to the front entrance.

Entrance Hallway

Spacious and welcoming entrance hallway having a built-in cupboard with fitted shelving and doors to all bedrooms, the shower room, separate W/C and the dining room.

Lounge

19' 4" x 11' 5" (5.89m x 3.48m)

Generously sized, dual aspect light and airy lounge consisting of a feature fire place, a radiator and double glazed windows to front, side and rear elevations.

Dining Room

9' 10" x 9' 8" (3.00m x 2.95m)

Having a radiator, a double glazed bay window to the front elevation, French doors leading to the lounge and a door to the kitchen.

Kitchen

9' 2" x 9' 9" (2.79m x 2.97m)

Fitted with a range of wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating sink and drainer unit. There is an integrated eye-level electric oven and gas hob with cooker hood over, whilst comprising tiled flooring, a radiator, a double glazed window to rear elevation and open to the utility room.

Utility Room

8' 4" x 4' 10" (2.54m x 1.47m)

Fitted with wall and base units with work surfaces over. Housing the central heating boiler fitted in 2021 and providing space for a

washing machine and space for a fridge/freezer. Having a radiator, tiled flooring and a door to rear elevation.

Bedroom One

9' 5" x 11' 7" max (2.87m x 3.53m max)

Double bedroom benefitting from two fitted wardrobes and fitted drawers, a television point, a radiator and a double glazed bay window to front elevation.

Bedroom Two

11' 7" x 9' 5" max into wardrobes (3.53m x 2.87m max into wardrobes)

Double bedroom having two fitted wardrobes, a radiator and a double glazed bay window to side elevation.

Bedroom Three

8' 3" x 6' 6" (2.51m x 1.98m)

Previously used as a study fitted with a desk and shelving, having a double glazed window to front elevation.

Shower Room

Three piece suite fitted with a wash hand basin, a walk-in shower and a low level W/C. Having fully tiled walls, a radiator, an airing cupboard and a double glazed window to rear elevation.

Separate W/C

Fitted with a wash hand basin and low level W/C.

Outside

Rear Garden

To the rear the property benefits from a low maintenance, private patio garden.

Parking

Driveway providing off road parking for two/three cars.

Lease Information

The property is suitable for over 50's. The current lease length is due to expire on 19th May 2038. The property is subject to a monthly pitch fee of £195.00. For further details please contact the Branch.

Agent's Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.







Total floor area 87.3 m² (940 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: Council Tax
 Exempt Band: A

Tenure:

view this property online connells.co.uk/Property/SPA314815

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: SPA314815 - 0004