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28, Godfrey Close, Leamington Spa

Asking Price £385,000

A well maintained extended detached family residence providing spacious gas centrally heated and sealed unit double glazed three bedroom accommodation in a pleasant village location overlooking open playing fields.

Godfrey Close

Located just off Lewis Road is a popular and established cul-de-sac location believed to be originally constructed in 1970's being close to a good range of local facilities and amenities available within the village, including local shops, schools and a variety of recreational facilities and within easy reach of the town centre approximately a mile distant. This particular location has consistently proved to be very popular.

ehB Residential are pleased to offer 28 Godfrey Close which is an opportunity to acquire a well maintained and extended detached family residence providing spacious gas centrally heated and sealed unit double glazed three bedroomed accommodation which includes a well fitted kitchen, garage and has recently been subject to redecoration throughout. The property occupies a particularly pleasant position within Godfrey Close enjoying the benefits of an open aspect to playing fields and is offered with no onward chain. The agents consider internal inspection of this competitively priced family residence to be highly recommended.
In detail the property comprises :-

Storm Porch

Being UPVC framed sealed unit double glazed, entrance door, leading to...

Open Plan Dining Hall
12'6" x 13' (3.81m x 3.96m)
With bay window, radiator, staircase off, further radiator, with twin glazed panel doors leading to the

Extended Lounge
24'4" x 10'10" (7.42m x 3.30m)
With fire place feature with marble insert and hearth, gas real flame effect fire and connection, dado rail, coving to ceiling, two radiators, TV point and patio doors overlooking rear garden.

Inner Hall
With two built in cloaks cupboards

Cloakroom/WC
With low flush WC, with wash hand basin tiled splash back, gas fired central heating boiler and programmer, understairs cupboard.

Extended Fitted Kitchen
15' x 8'8" (4.57m x 2.64m)
With an extensive range of base cupboard and drawer units, rolled edge work surfaces, tiled splashback, matching range of high level cupboards, single drainer one and a half bowl stainless steel sink unit with mixer tap, built-in fridge freezer, oven, four ring ceramic hob unit, extractor hood over, automatic washing machine and dishwasher, glazed panel side door and radiator.

Stairs and Landing
With side window built-in linen cupboard with fitted shelves, access to roof space.

Bathroom/WC
7'10" x 6'3" (2.39m x 1.91m)
With white suite, tongue and groove boarded to dado height, with panel bath, pedestal basin, low flush WC, Triton shower unit, chrome heated towel rail.

Bedroom
13'10" x 11' (4.22m x 3.35m)
With two double built-in wardrobes, hanging rails, radiator, views towards the playing fields.

Bedroom
10'11" x 11'3" plus w'robes (3.35m x 3.43m plus w'robes)
With radiator, three triple built-in wardrobes hanging rail and shelves.

Bedroom
8'10" x 6'10" (2.69m x 2.08m)
With radiator, double built-in wardrobe with hanging rail.

Outside
The property is pleasantly sited within this established cul-de-sac, with tarmac drive leading to the integral garage. Lawned front garden, pedestrian side access to rear garden, paved patio, shaped lawn and borders bounded by close boarded fencing that adjoins open playing fields.

Integral Garage
16' x 8'3" (4.88m x 2.51m)
With electric, light, power point, up-and-over door.

Mobile Phone Coverage
Good outdoor signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2026).

Broadband Availability
Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2026).

Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

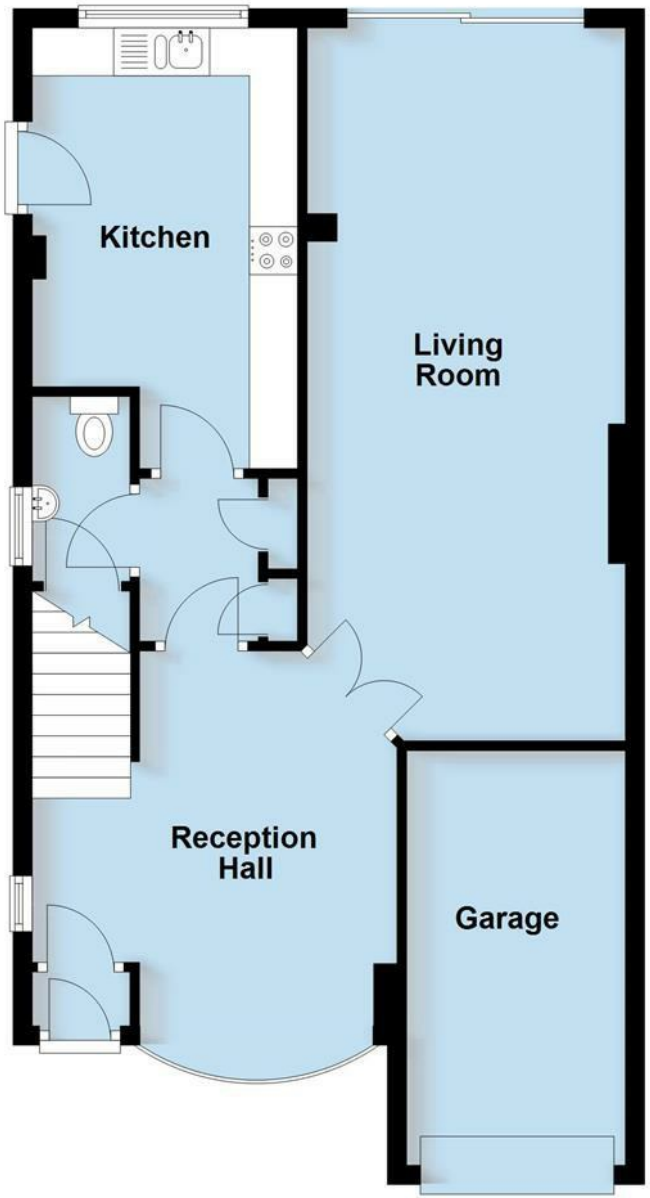
Council Tax Band E.

Location

CV31 1UH

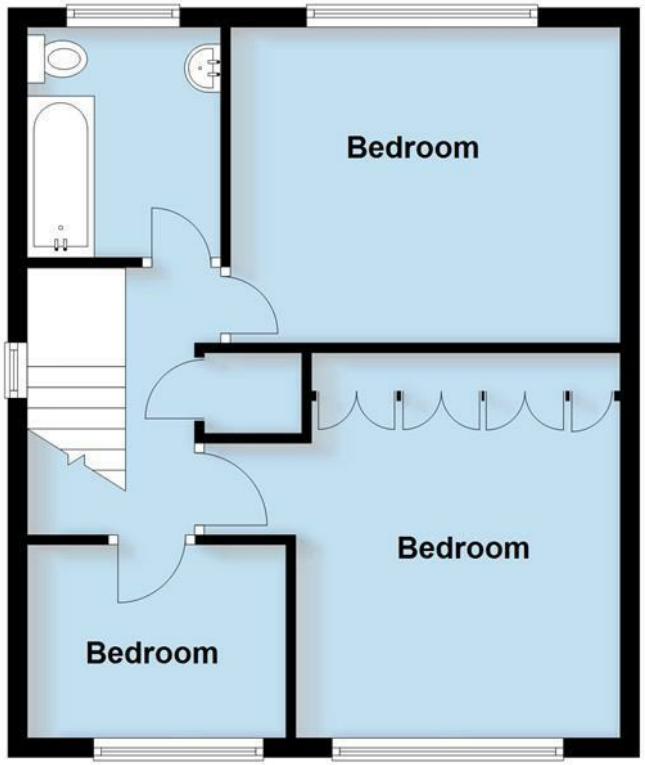
Ground Floor

Approx. 67.5 sq. metres (726.5 sq. feet)



First Floor

Approx. 45.7 sq. metres (491.8 sq. feet)



Total area: approx. 113.2 sq. metres (1218.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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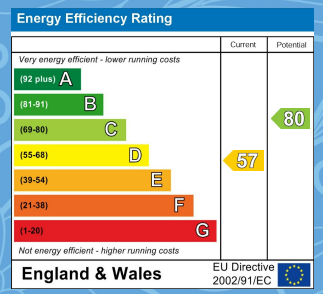

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

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