

Vernon Close, Leamington Spa

£375,000

HAWKESFORD


























Vernon Close
VERNON CLOSE

A well-positioned three-bedroom townhouse in one of North Leamington Spa’s most desirable locations, offered with no onward chain.

Situated in the sought-after North Leamington area, 12 Vernon Close occupies a particularly attractive position just off the prestigious Northumberland Road. The location is undoubtedly one of the property's key selling points, offering a desirable residential setting with excellent access to the amenities and attractions of Leamington Spa.

The property is a three-bedroom townhouse featuring a spacious open-plan living area incorporating the kitchen, creating a versatile and sociable space that works well for modern living.

Externally, the property benefits from a private driveway and garage, providing valuable off-road parking and storage. To the rear are immaculately maintained communal gardens, offering an attractive and peaceful outdoor setting.

With its highly regarded North Leamington location, three bedrooms, garage and driveway, attractive communal gardens and no onward chain, this is an excellent opportunity for buyers looking to secure a home in this popular part of Leamington Spa.

Front
The property is accessed via a private driveway that leads to the porch area and front door.

Entrance Hallway
17'0" x 3'6"
With a WC to the right and utility and 3rd bedroom/study at teh far end of the entrance. Stairs leading to the first floor.

WC
8'8" x 2'3"
Window to the front aspect, light point, WC and sink.

Utility Room
8'4" x 6'1"
With a double glazed window to the rear aspect and light point. Access into the study/third bedroom.

Study/Bedroom Three
9'11" x 8'1"
Having a double glazed window to the rear aspect, light point, radiator and built in wardrobes.

Frist Foor
Stairs leading up to the open plan lounge/dining and kicthen area.

Open Plan Lounge/Dning/Kitchen
27'6" x 14'10"
Open plan space which benefits from double glazed windows to both the front and rear aspects, four radiators and spotlights to ceiling. Access to second floor stairs.

Second Floor
With the two double bedrooms and bathroom.

Bedroom One
13'1",173'10" x 11'10"
With a double glazed window to the rear aspect, light point, bilt in wardrobes and a radiator.

Bathroom
6'6",190'3" x 5'9"
With a double glazed window to the front aspect, heated towel, WC, sink, bath with attachment.

Bedroom Two
12'11" x 8'7"
With a double glazed window to the front aspect, light point, radiator and built in wardrobes.

Outside
The property boatss immaculate ommunal gardens and lovely views from the property.

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.

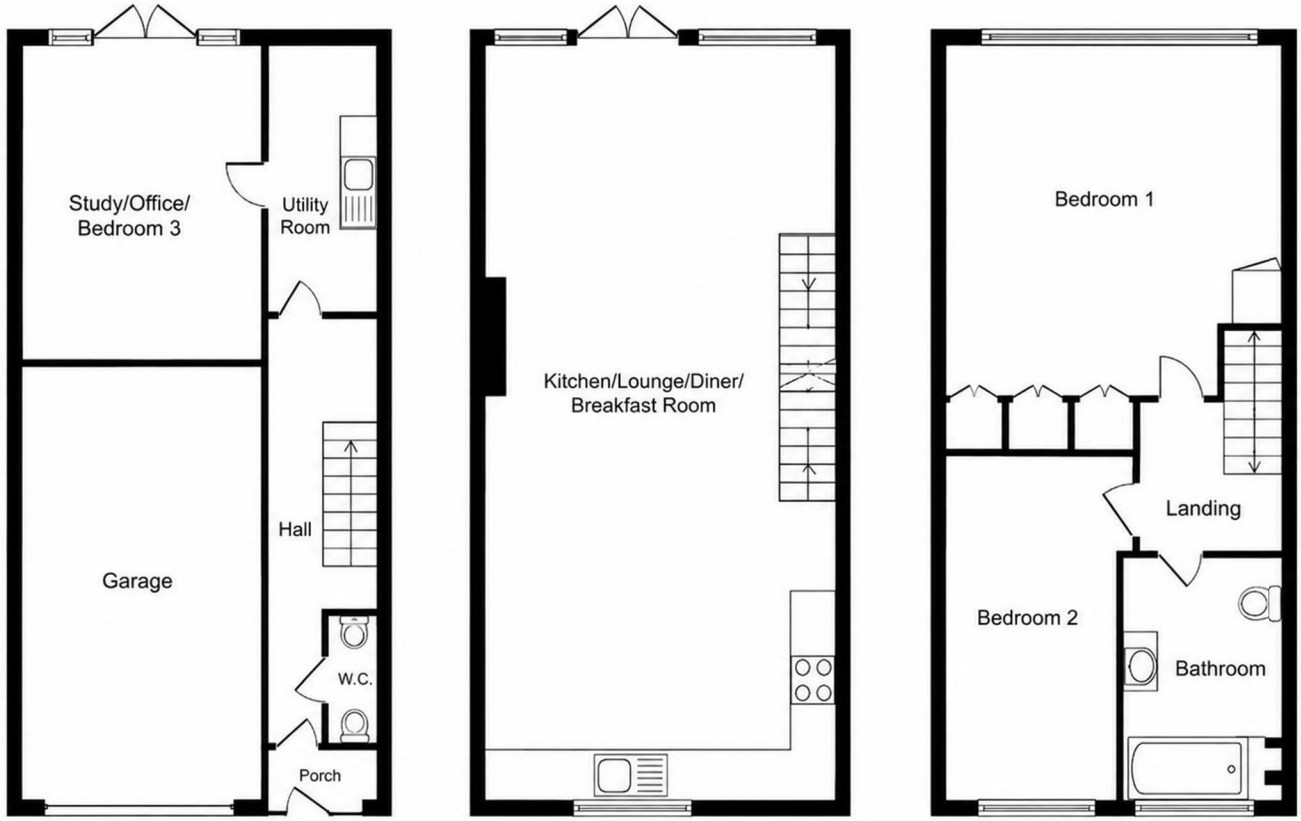
Special Note
All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

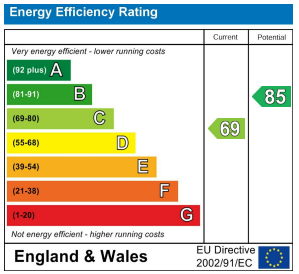
Survey
Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide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

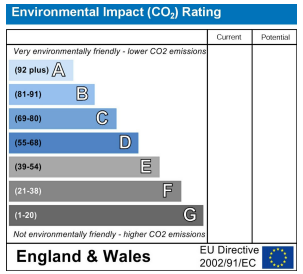
Tax Band
The Council Tax Band is

Tenure
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. The annual charge for the upkeep of the communal areas is circa £910per year - again verify this with conveyancers before exchange

Viewings
Strictly by appointment through Hawkesford on 01926 438123


Study/Office/
Bedroom 3
Utility
Room
Garage
Hall
W.C.
Porch
Ground Floor
Kitchen/Lounge/Diner/
Breakfast Room
First Floor
Bedroom 1
Landing
Bedroom 2
Bathroom
Second Floor


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
69
85
England & Wales
EU Directive
2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive
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