



WAVERTON MEWS, LEAMINGTON SPA, CV31 1XA





## Property Description

Positioned close to a supermarket, doctors and other local conveniences, is this deceptively spacious three bedroom family home.

Since its last sale the property has undergone a transformation with the addition of a large rear extension with pitched roof, underfloor heating and bifold doors. This property also benefits from having land to the side which is currently used as additional parking of upto 2 cars.

In brief the property comprises of entrance hall, fitted kitchen with floor and wall mounted units, large living room (approx 15ft long by nearly 10ft wide) leading to the wide rear extension.

On the first floor there are two double bedrooms and generous third bedroom, a tiled family bathroom with shower over the bath.

To the rear of the property is an East facing hard landscaped garden. To the front there is a driveway leading to integral single garage. There is a small hard landscaped fore garden as well as additional land currently used for additional parking to the side, that could be used to create a further extension subject to the necessary planning permissions and consents .

The property is being offered with no onward chain, is fully double glazed and has a gas central heating system. This property must be viewed to understand how substantial it is.









## Key Features

- Large rear extension
- Three double bedrooms
- Fitted Kitchen
- Family Bathroom
- Integral garage
- Off street parking
- Land to the side provides further parking
- Private rear garden
- Potential to extend further subject to Planning Permission and Consents

**Local Authority** – Warwick

**Council Tax** – Band B

**Tenure** – Freehold



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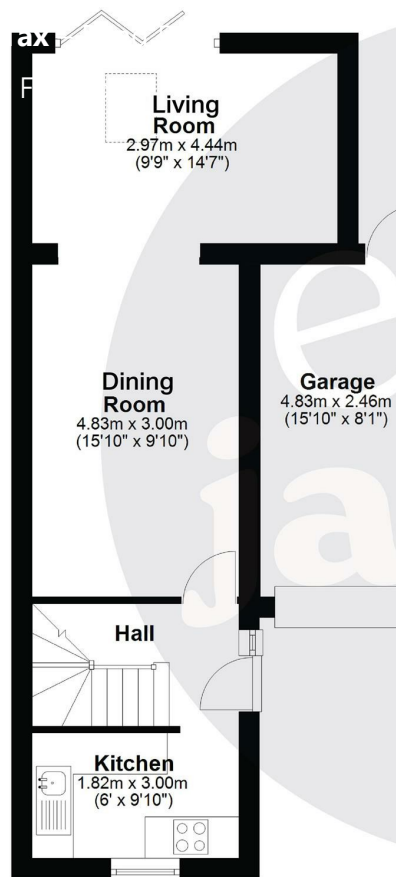
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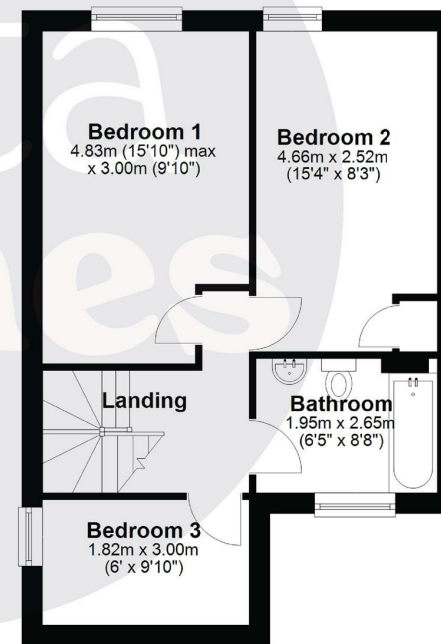
## Ground Floor

Approx. 52.8 sq. metres (568.7 sq. feet)



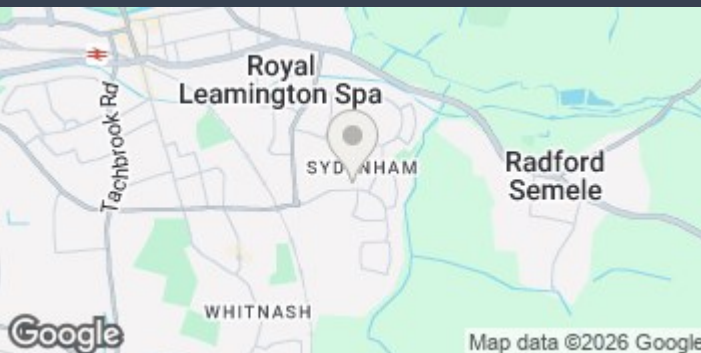
## First Floor

Approx. 43.8 sq. metres (471.4 sq. feet)



Total area: approx. 96.6 sq. metres (1040.1 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



To book a viewing please call 01926 898080 or email [welcome@ettajames.co.uk](mailto:welcome@ettajames.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only and buyers should seek independent legal advice. All measurements are approximate and are for general guidance purposes only and should not be relied upon by potential buyers. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties. Please contact the office before your appointment if there is a point which is of particular importance to you to check the information prior to traveling.

