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GODFREY-PAYTON  
CHARTERED SURVEYORS

20 Acacia Road, Leamington Spa, CV32 6EF

Guide Price | **£450,000**



# Acacia Road, Leamington Spa, CV32 6EF

A Well-Presented Three-Bedroom Semi-Detached Home in North Leamington Spa with No Onward Chain

## The property comprises in further detail:

The semi-detached house is approached via a fore garden laid with lawn and with planted borders, a dwarf brick wall to front aspect, with a block-paved driveway leading to the garage, side entry and covered canopy with a main entrance door opening to:

### Entrance Hall

Ceiling light point, partial picture rail, radiator, wood-effect flooring and doors to:

### Cloakroom

Original style obscured high-level window to front aspect, electric board and wood-effect flooring.

### Reception Room One

Bay window to front aspect. ceiling light point, picture rail, radiator and feature inset original style fireplace with tiled hearth.

### Reception Room Two

Bay window with singular glazed door opening to rear garden, ceiling light point, picture rail, radiator and inset gas fire with stone surround and tiled hearth.

### Kitchen

Bay window to rear aspect, ceiling light point, door to side aspect leading to rear garden, door to understairs pantry and wood-effect flooring, with a fitted kitchen comprising: range of wall, drawer and base units with inset 1.5 bowl stainless steel sink with mixer tap over and drainer, inset electric oven with electric hob and cooker hood over, and integrated washing machine and fridge/freezer.

### Understairs Pantry

Window to side aspect and built-in shelving unit.

### Ground Floor Wet Room

Window to rear aspect, ceiling spot lights, fully tiled walls and floor and a suite comprising: low-level flush w.c., pedestal wash hand basin, wall-mounted shower and heated towel rail.

### First Floor Accommodation

Turning staircase leads from the entrance hall to:

### Landing

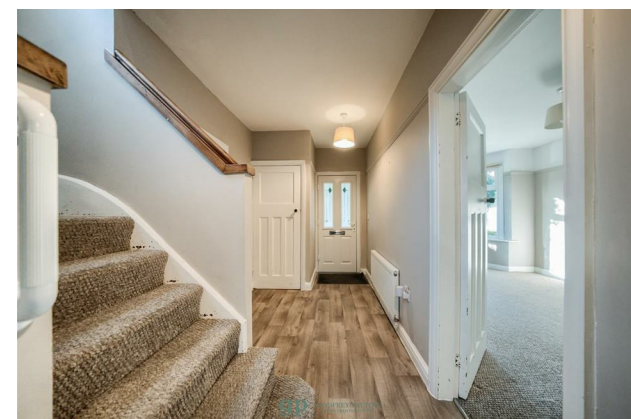
Obscured window to side aspect, ceiling light point, loft hatch access and doors to:

### Bedroom One

Bay window to front aspect. ceiling light point, picture rail, radiator and feature original style fireplace.

### Bedroom Two

Bay window to rear aspect. ceiling light point, picture rail, radiator and original style fireplace.



### Bedroom Three

Window to front aspect. ceiling light point, picture rail and radiator.

### Family Bathroom

Obscured window to rear aspect. ceiling light point, partially tiled walls, tiled flooring, airing cupboard housing boiler and a suite comprising: pedestal wash hand basin and panelled bath with telephone style mixer tap over.

### W.C.

Small obscured window to side aspect, ceiling light point, low-level flush w.c., tiled flooring.

### Outside

### Rear Garden

The rear garden can be accessed via the gated side entry from the driveway, Reception Room Two or the kitchen, and offers a good size patio area laid with porcelain-style tiles, with access to an external understairs storage space and to a good size lawn featuring planted borders and fruit trees.

### Agent Note:

Please be advised that there is an ongoing letters of administration application for this property, and exchange of contracts will not be possible until the letters of administration have been granted.

The vendors have provided the information relating to the above. Godfrey-Payton has not checked the legal documentation to verify the status of the property, or the information provided by the vendors and would therefore advise any potential buyer to obtain verification from their solicitor.

### Fixtures & Fittings

Please note, only items expressly mentioned in these sales particulars are to be included in the sale price of the property.

### Council Tax

Please be advised that the property is located under Warwick District Council and has a tax band of D.

### Services

Godfrey-Payton understand from the vendor that all mains drainage, gas, electricity and water are connected to the property. Any interested party should obtain verification of this information via their solicitor and/or surveyor.

### Tenure

Godfrey-Payton understand that the property is Freehold. However, we have not checked the legal title of the property and all interested parties should obtain verification of the same via their Solicitor or Surveyor before committing to the purchase of the property.

### General Information

Please be advised that these sales particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. The particulars have been prepared as an outline to the property only, and all information should be verified via your solicitor. Prospective purchasers should satisfy themselves as to the accuracy of the information provided.

The property is to be sold subject to rights of way, public footpaths, easements, wayleave agreements, covenants and any other matters which may affect the legal title of the property.

Godfrey-Payton has not verified the property's structural status, ownership, tenure, planning/building regulation status, or the availability or operation of services and/or appliances.

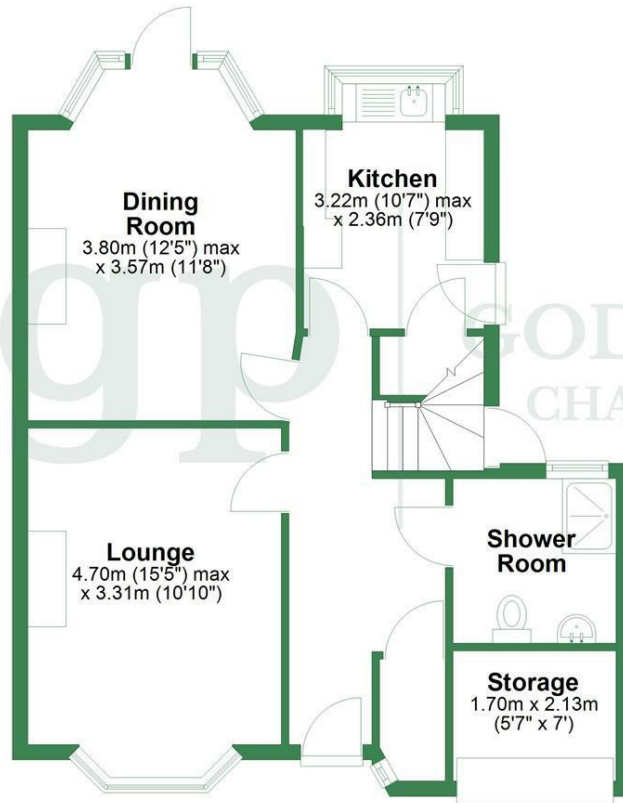




## Floor Plan

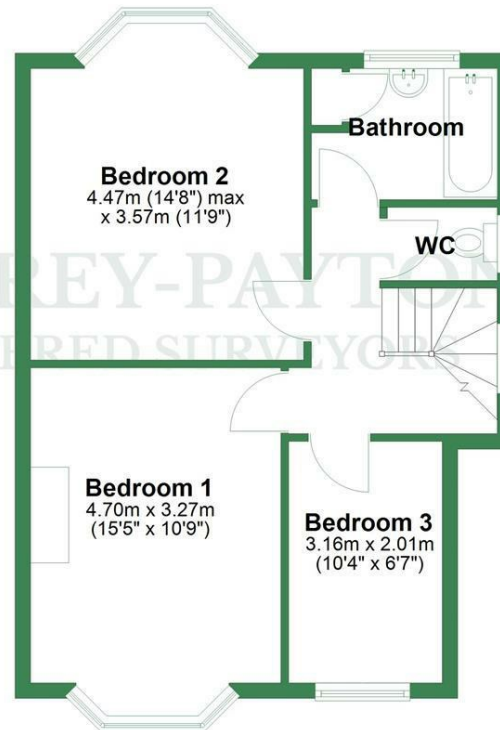
### Ground Floor

Approx. 58.0 sq. metres (624.3 sq. feet)



### First Floor

Approx. 47.2 sq. metres (507.8 sq. feet)



Total area: approx. 105.2 sq. metres (1132.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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## INFORMATION

### Viewings

To be arranged via Godfrey-Payton on: 01926 492 511

### Website

For more information visit our website: [www.godfrey-payton.co.uk](http://www.godfrey-payton.co.uk)

### Opening Hours

Monday - Friday 9.00am - 5.30pm  
Saturday By Appointment Only  
Sunday Closed