

BURNS ROAD, LEAMINGTON SPA CV32 7EL



**A THREE BEDROOM SEMI DETACHED HOUSE WITHIN A POPULAR LOCATION
AND WITH NO ONWARD CHAIN.**

- NO CHAIN
- SEMI DETACHED
- THREE BEDROOMS
- DRIVEWAY
- GARDEN
- LOUNGE AND DINING ROOMS
- OPEN PLAN BREAKFAST KITCHEN AREA
 - UTILITY
 - BATHROOM
- GOOD SCHOOL CATCHMENTS

3 BEDROOMS

OFFERS OVER £400,000

Nestled in the sought-after area of Burns Road, Leamington Spa, this charming three-bedroom semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property is ideally situated in a popular neighbourhood known for its excellent school catchments, making it a perfect choice for those with children.

One of the standout features of this home is its generous family-sized garden, providing ample space for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the property boasts a convenient driveway, ensuring that parking is never a concern.

Inside, the flexible living accommodation is designed to cater to modern family life. The house comprises two well-proportioned reception areas, offering versatile spaces that can be adapted to suit your needs, whether for entertaining guests or enjoying quiet family time. The kitchen is functional and well-equipped, making it a delightful space for culinary endeavours.

Located on a quiet cul-de-sac, this property offers a peaceful retreat from the hustle and bustle of everyday life, while still being within easy reach of local amenities and transport links. With no onward chain, this home is ready for you to move in and make it your own.

In summary, this three-bedroom semi-detached house on Burns Road is a fantastic opportunity to secure a family home in a desirable location. Don't miss your chance to view this lovely property and envision the wonderful memories you could create here.

Front

The property is set back nicely from the cul-de-sac with a spacious driveway leading to the front door.

Entrance Hallway 14'9" x 2'11" (4.50 x 0.90)

With two light points and a radiator. Access to the first floor stairs. The study area to the right, reception areas to the left and the Breakfast kitchen area straight on.

Study 11'4" x 8'2" (3.47 x 2.51)

Originally the garage, the space has been converted and is now a study/office. With a double glazed window to the front aspect, built in storage space,, light point and a radiator.

Living Room 13'2" x 9'10" (4.02 x 3.02)

With a double glazed window to the front, light point, fireplace and a radiator.

Dining Room 13'11" x 9'10" (4.25 x 3.00)

With a double glazed window to the rear aspect and a patio door leading to the garden. With a further fireplace, light point and a radiator.

Breakfast Kitchen 17'6" x 14'9" (5.34 x 4.52)

A generous sized area perfect for families, with a utility area. Having double glazed windows to the rear aspect and a patio door leading to the garden area.

Utility

Space for white goods and a door leading to side access. Access into the WC.

WC

With a light point, sink and WC.

First Floor

With three bedrooms and a bathroom. A double glazed window at the top of the landing.

Bedroom One 14'4" x 9'10" (4.37 x 3.02)

With a double glazed window to the front aspect, light point and radiator.

Bedroom Two 13'2" x 9'10" (4.02 x 3.02)

Having a double glazed window to the rear aspect, light point and radiator.

Bedroom Three 6'8" x 5'6" (2.05 x 1.70)

With a double glazed window to the front, light point and a radiator.

Bathroom 8'2" x 7'8" (2.51 x 2.35)

With a double glazed window to the rear aspect, bath with shower, light point, WC, sink and radiator.

Garden

A very healthy sized family garden that for many will be the USP.

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 D

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.

Viewings

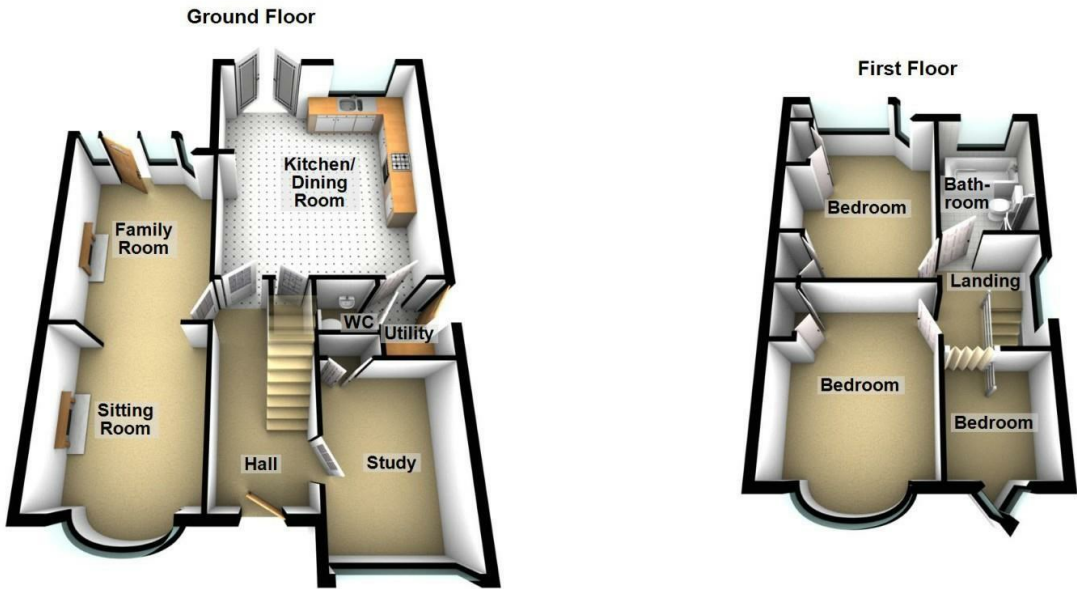
Strictly by appointment through Hawkesford on 01926 438123











Total area: approx. 107.9 sq. metres (1161.3 sq. feet)

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		
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	

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