

Upper Holly Walk, Leamington Spa

Offers Over £385,000

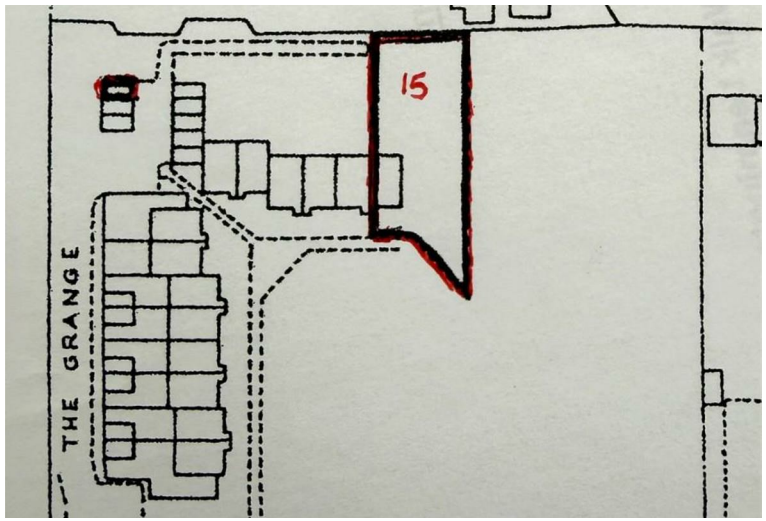
HAWKESFORD









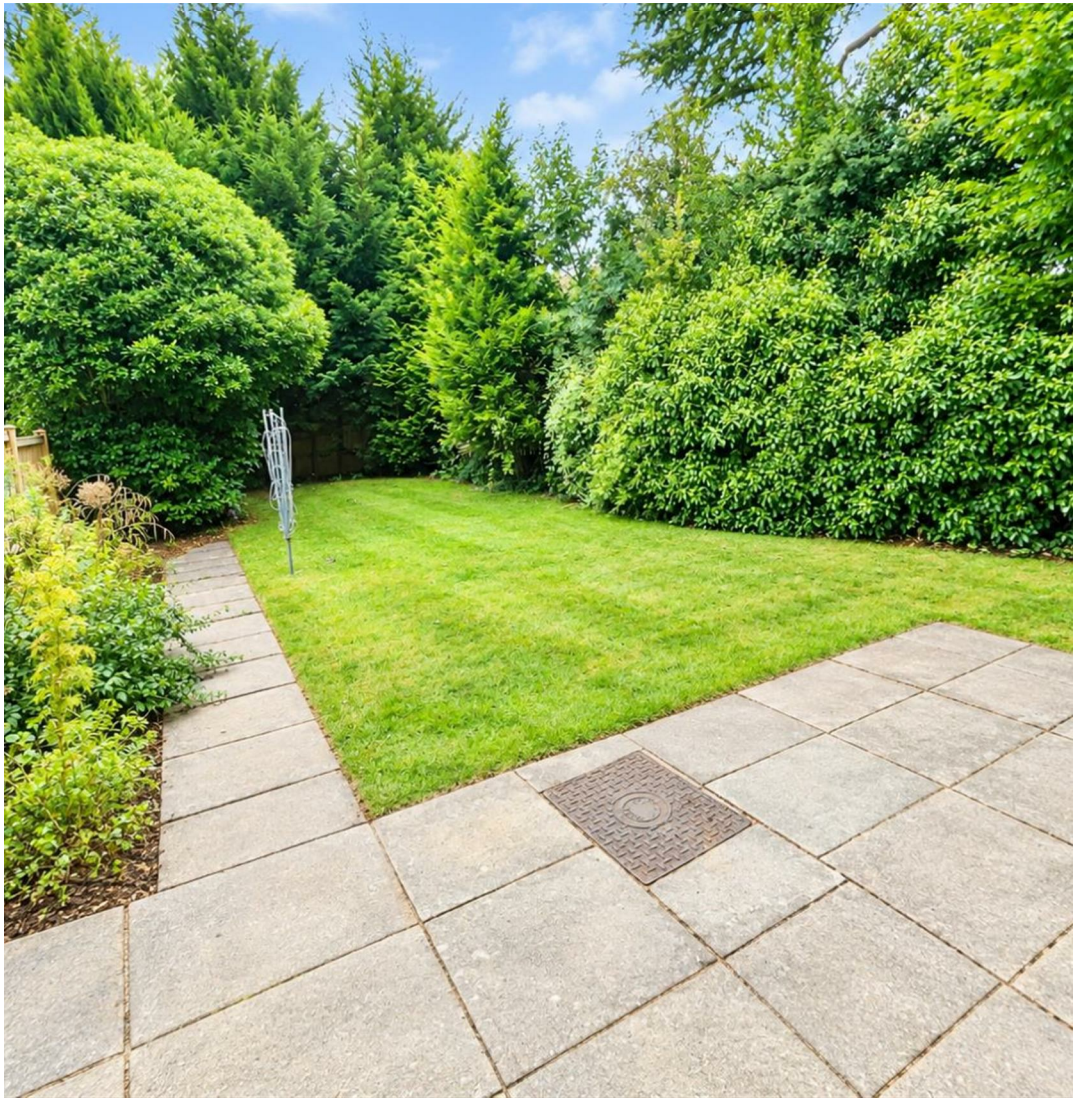

15
THE GRANGE











A Rarely Available Position Within Easy Reach of Leamington Spa Town Centre

Occupying an enviable position within a short walk of the heart of Leamington Spa, this attractive three-bedroom end-terrace property offers a particularly appealing combination of convenience, privacy and outlook.

Set well back from a quiet road and overlooking an attractive communal green, the property enjoys a pleasant sense of space and tranquillity that is somewhat unexpected given its proximity to the town centre. To the rear, the notably generous garden is exceptionally private, with mature trees providing a leafy backdrop and a secluded outdoor environment.

Internally, the accommodation comprises an open-plan living space, galley kitchen, two well-proportioned double bedrooms, a further single bedroom, downstairs WC and family bathroom. The property is offered for sale with no onward chain, providing an appealing opportunity for buyers seeking a straightforward move.

A further advantage is the additional very large parcel of land to the side of the property, providing an unusual and valuable extension of the property's outside space and the potential to extend STP.

With its exceptional location, attractive outlook, generous garden and additional land, this is a property that warrants early attention and offers an excellent opportunity to enjoy the amenities of Leamington Spa whilst retaining a peaceful residential setting.

Entrance Hall
Front door giving access to the entrance hall, leading into open plan living space.

Ground Floor WC
Fitted with a white low level wc and wash hand basin, double glazed window to the rear and a light point.

Living / Dining Room
24'11" x 8'0"
Measurements taken at the narrowest and longest points respectively. With bay window to the front elevation, feature fireplace with electric fire, with door leading on to the garden. With two light points and two gas central radiators.

Kitchen
9'0" x 7'7"
Fitted with a range of floor and wall units with free standing fridge / freezer, washing machine and built-in gas hob and electric oven. Door to pantry and further door giving access onto the rear garden.

Landing
With access to all room and storage cupboard. Loft access.

Bedroom One
14'11" x 9'1"
With window to the front elevation, built-in double wardrobe

Bedroom Two
9'9" x 9'5"
With window to the rear elevation, built-in double wardrobe

Bedroom Three
7'11" x 6'11"
With window to the front elevation, over stairs storage cupboard

Bathroom
With obscure glazed window to the rear elevation and fitted with a white suite to comprise; bath with shower over, pedestal wash hand basin, low level wc and heated towel rail

Garden
To the front; having paved pathway leading to the front door. mainly laid to lawn

To the rear; having paved patio area to the house and side with shed, pathway leading down to the garden to the rear access. Mainly laid to lawn with borders containing shrubs and trees.

Rental includes the grass being mowed, tenant will still be responsible for the gardening

Garage
Situated on en-bloc (at the end of the row of three next to grass)

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.

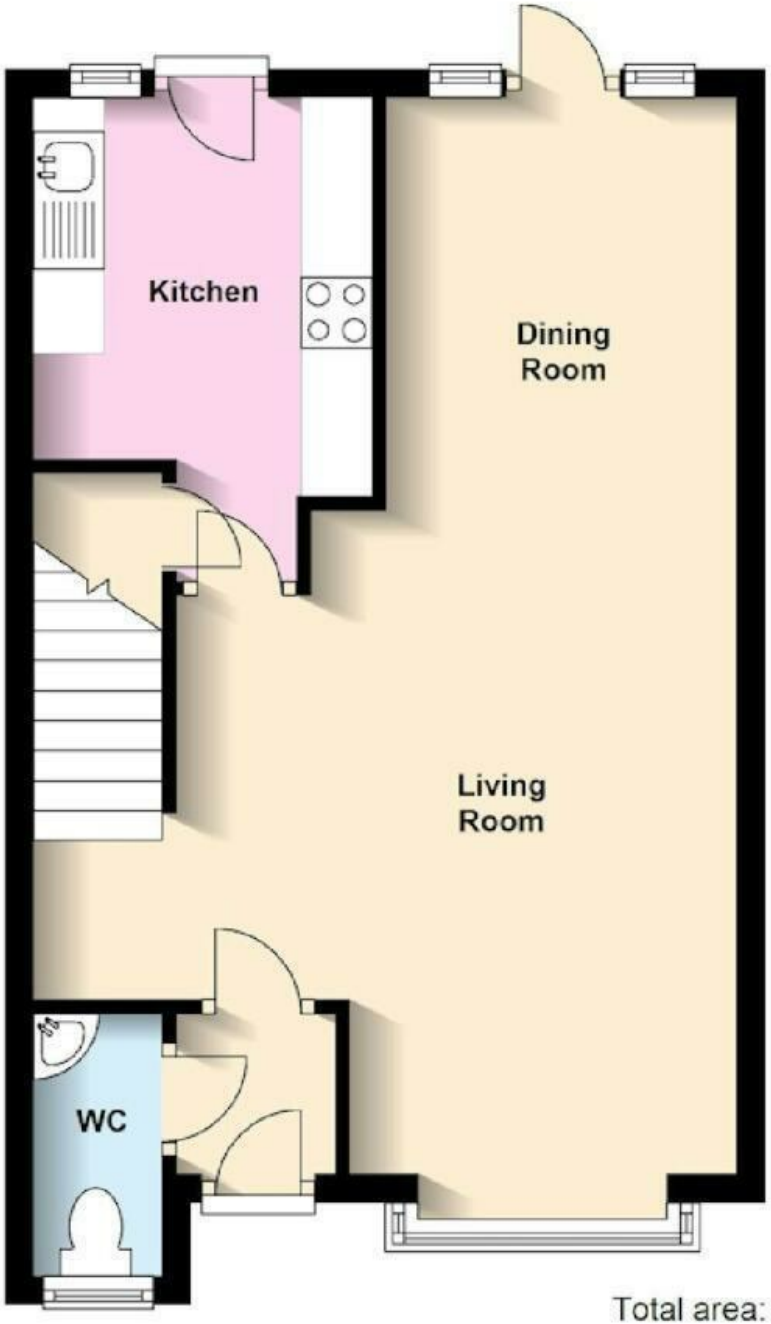
Tax Band
The Council Tax Band is D.

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

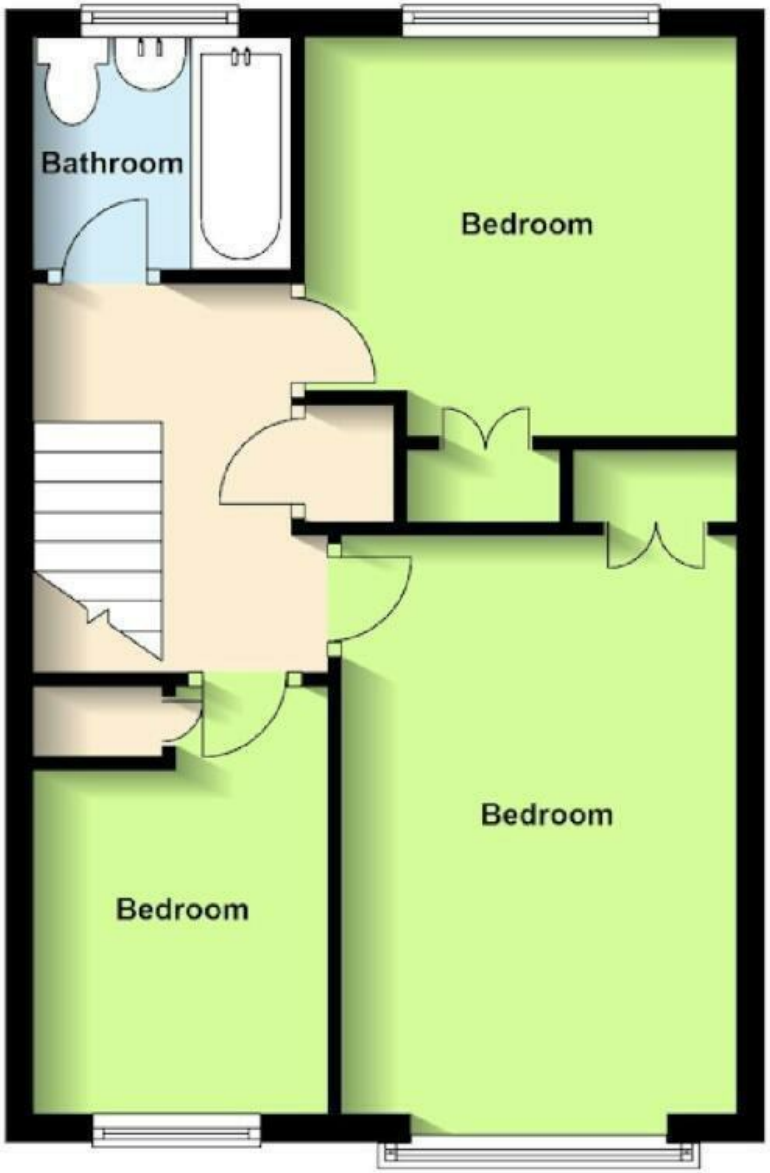
Ground Floor

Approx. 37.4 sq. metres (402.1 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.3 sq. feet)



Total area: approx. 73.2 sq. metres (788.4 sq. feet)



Hawkesford Estate Agents
1 The Hughes, 24 - 26 Swan Street, Warwick, CV34 4BJ
01926 411 480 warwick@hawkesford.co.uk