

HURLEY CLOSE, NORTH LEAMINGTON

complete ● ● ●  
SALES & LETTINGS



complete   
SALES & LETTINGS

**FOR SALE**







A 1960s, semi-detached home facing a green in the Popular North Leamington, in need of some modernisation. The property comprises of a hall, living room, kitchen, dining room, three bedrooms and a shower room. There is a rear garden which is low maintenance, an area that is used for parking and the home is offered no onward chain. Being an easy walk into the town centre with its beautiful parks, shops and restaurants and the train station.

It's in the details...

#### Entrance

An open entrance hall, with fitted door matting, a uPVC double window, a radiator and a staircase to the first floor. Open to the living room.

#### Living Room

Timber effect laminate flooring, a large uPVC double glazed window to the front, there is a radiator and a gas fireplace. Glazed door through to the kitchen.

#### Kitchen

A basic kitchen that has modern worktops and a stainless steel sink with a mixer tap and a drainer. Space for a gas oven, there is a wall mounted boiler, space and plumbing for washing machine, open understair storage, a uPVC double window to the garden and a half uPVC double glazed door to the side passage. Door to the dining room.

#### Dining Room

Originally the garage, which is now converted. Laminate flooring, a radiator and a uPVC double glazed window and door to the garden.

#### Landing

Carpeted landing with painted balustrade and a uPVC double glazed window. Doors through to the three bedrooms and bathroom.

#### Bedroom One

With timber effect laminate flooring, a radiator, a fitted wardrobe and a uPVC double window.

#### Bedroom Two

With timber effect laminate flooring, a radiator, a fitted wardrobe and a uPVC double window.

#### Bedroom Three

With timber effect laminate flooring, a fitted wardrobe, a radiator and a uPVC double glazed window.

#### Shower Room

With a glass shower cubicle with electric shower, a toilet, a pedestal hand wash basin, an extractor, a radiator and a uPVC double glazed window.

#### Rear Garden

Low maintenance rear garden is slatted with stone borders and enclosed timber fencing with open entrance for parking.





#### Parking

There's parking for 1-2 cars.

#### Frontage

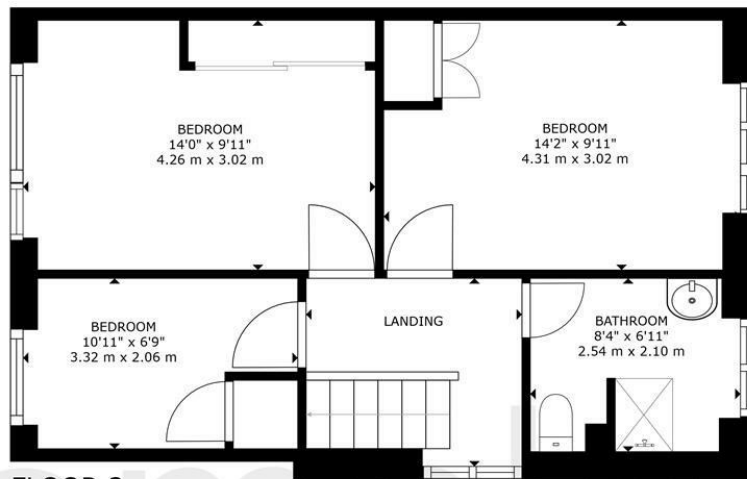
The front garden is light lawn and there's a pathway that leads to the entrance door and continues to the rear garden.

#### Location

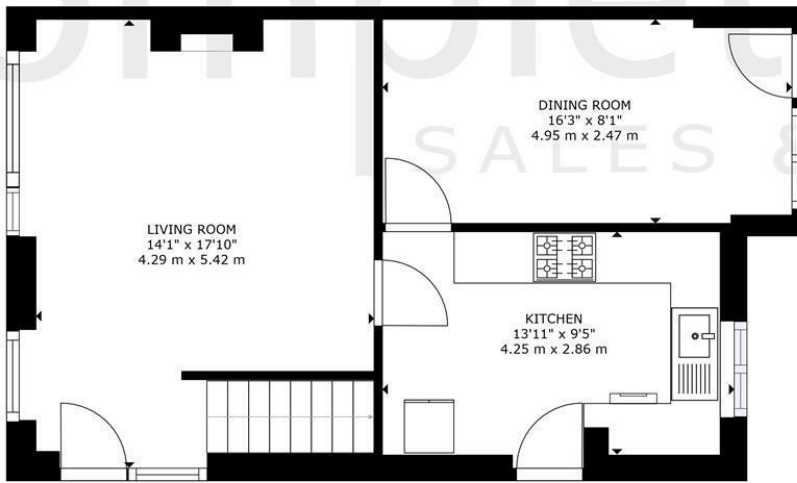
This family home is situated in a quiet & trendy position just off Villiers Street in a highly regarded residential address. Dating from the 1960's this semi is in a sought-after trendy North Leamington, walking distance from the town, parks, schools and train station. Leamington Spa is famous for its Jephson's Gardens on the banks of the River Leam and throughout the town there is a wealth of elegant properties, the Victorian and Georgian heritage for which Leamington is renowned. Leamington has a diverse range of boutiques, high street shopping, cafés, restaurants, bars and activities for all ages. The area has some excellent schools, notably Arnold Lodge and Kingsley School for Girls in Leamington Spa, Warwick Boys School and Kings High School for Girls. Leamington Spa (trains to London Marylebone from 70 mins and Birmingham from 31 mins), Warwick 2.5 miles, Warwick Parkway Station 2.5 miles (trains to London Marylebone from 69 mins), M40 (J13 & J15) 4 miles, Stratford upon Avon 11 miles, Coventry 8.4 miles (trains to London Euston from 61 mins), Birmingham International Airport 17 miles, Birmingham City Centre 18 miles (distances and times approximate).







FLOOR 2



FLOOR 1

complete  
SALES & LETTINGS

**GROSS INTERNAL AREA**

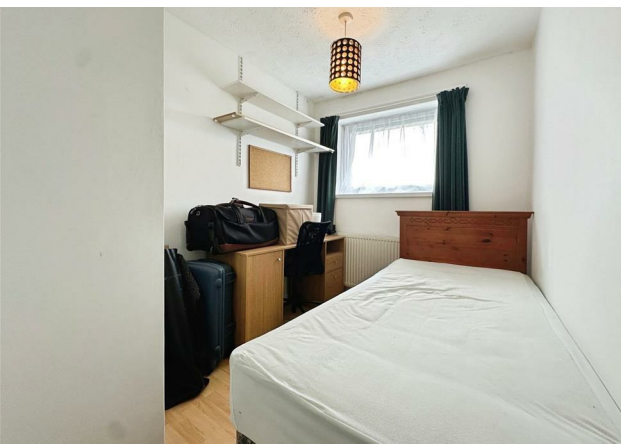
FLOOR 1: 523 sq. ft, 48 m<sup>2</sup>, FLOOR 2: 490 sq. ft, 45 m<sup>2</sup>

**TOTAL: 1,013 sq. ft, 94 m<sup>2</sup>**

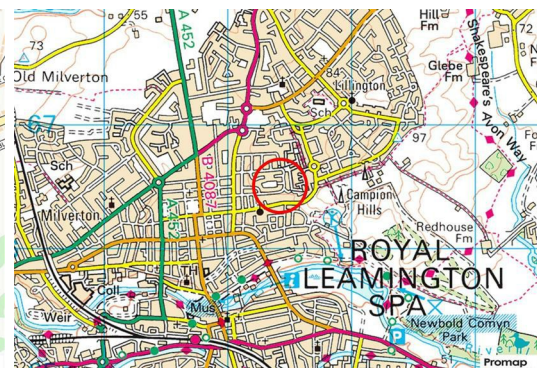
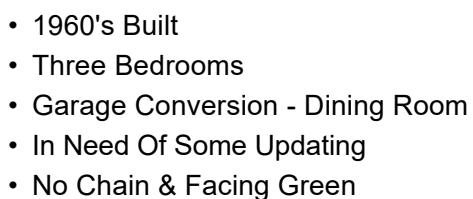
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Leamington Property Expert







**complete** ● ● ●  
SALES & LETTINGS