

**EAGLE STREET, LEAMINGTON SPA CV31 2AQ**



**A THREE BEDROOM VICTORIAN TERRACE CLOSE TO THE TOWN CENTRE OF LEAMINGTON SPA.**

- PERIOD MID TERRACE
  - NO CHAIN
- IDEAL FIRST TIME BUY
  - THREE BEDROOMS
    - LOUNGE
    - DINING ROOM
    - KITCHEN
    - BATHROOM
- WALKING DISTANCE TO TOWN CENTRE AND TRAIN STATION

**3 BEDROOMS**

**PRICE GUIDE £250,000**

**\*\*Back on market 12/3/26\*\*** Due to chain fall through.

A three bedroom Victorian terrace house, within a short walk to Leamington town centre and train station.

Ideal first time buy.

### **Front**

The property sits centrally amongst a row of mid terrace Victorian terraces.

### **Entrance Hallway 11'11" x 3'0" (3.65 x 0.92)**

With a light point and a radiator, access into the two reception rooms to the right and the first floor stairs immediately ahead.

### **Lounge 11'5" x 9'8" (3.48 x 2.97)**

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

### **Dining Room 11'5" x 9'6" (3.50 x 2.90)**

With a double glazed window to the rear aspect, light point and a radiator, access through to the kitchen area.

### **Kitchen 9'2" x 6'11" (2.80 x 2.12)**

With a double glazed window to the side aspect and through access to the bathroom.

### **Bathroom 10'7" x 6'9" (3.25 x 2.08)**

With a WC, bath with shower attachment, light point, double glazed window to the side elevation.

### **Bedroom One 10'11" x 10'2" (3.35 x 3.10)**

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

### **Bedroom Two 11'8" x 7'3" (3.57 x 2.23)**

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

### **Bedroom Three 7'10" x 7'1" (2.41 x 2.17)**

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

### **Garden**

### **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 B.

**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.

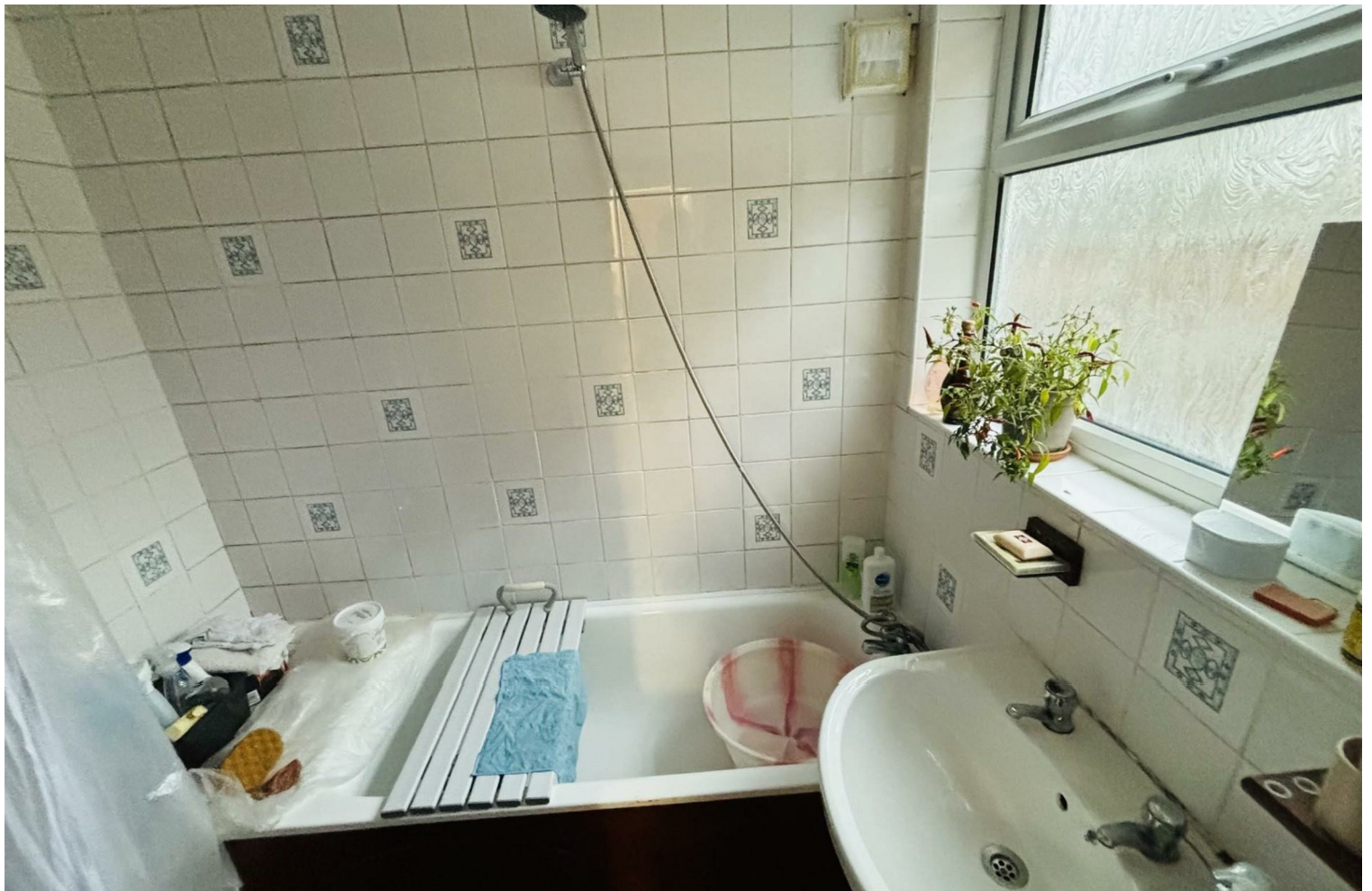
**Viewings**

Strictly by appointment through Hawkesford on 01926 438123















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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	67	78

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

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