



6 Charlbury Mews

Leamington Spa **CV31 1SS**

Guide Price £275,000

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Being situated within a small cul-de-sac off Lambourne Crescent, this end-of-terrace mews-style house is offered for sale with the benefit of no onward chain. The house offers three bedroomed accommodation making it ideal for either buy-to-let investors, first time purchasers or a young family.

Having a comfortable sized lounge, a separate dining room, kitchen, ground floor shower room, three double bedrooms and a family bathroom.

The property also has the notable benefit of off-road parking and a rear garden. The property is currently let out for £1,200 per calendar month.

An internal viewing is strongly advised to appreciate the size and finish of this beautiful family home.

LOCATION

Sydenham lies around one mile south of central Leamington Spa with the local area offering a useful range of day-to-day amenities and facilities including a large Asda supermarket on nearby Chesterton Drive, Campion School, a local medical centre and easy access to central Leamington Spa, south Leamington and Leamington Spa railway station. In addition, there are good local road links available including those to neighbouring towns and centres and the Midland motorway network.

ENTRANCE HALL

With staircase off ascending to the first floor landing, open understairs storage recess, a gas central heating radiator and door to:-

LOUNGE

4.55m x 3.17m (14'11" x 10'4")

A great sized lounge area which has a gas central heating radiator, double glazed sliding patio doors giving access to the rear garden and space for lounge furniture.

DINING ROOM

5.17m x 2.50m (16'11" x 8'2")

With double glazed windows to the rear, a door leading to the rear garden and a gas central heating radiator.

KITCHEN

3.06m x 1.82m (10'0" x 5'11")

The kitchen in brief comprises of a sink unit, base cupboards, drawers and wall cabinets, four ring gas hob, oven unit, extractor fan above, wall mounted gas fired boiler and double glazed window to front elevation.

GROUND FLOOR SHOWER ROOM

2.77m x 1.21m (9'1" x 3'11")

With tiled walls and grey coloured suite comprising WC, pedestal wash hand basin, shower and a gas central heating radiator.

FIRST FLOOR LANDING

Having doors to adjacent rooms and having loft access.

BEDROOM ONE

4.64m x 3.15m (15'2" x 10'4")

With double glazed window to the front elevation and a gas central heating radiator.

Features

For Sale With No Chain

Three Bedrooms

Two Reception Rooms

Ground Floor Shower Room & First Floor Family Bathroom

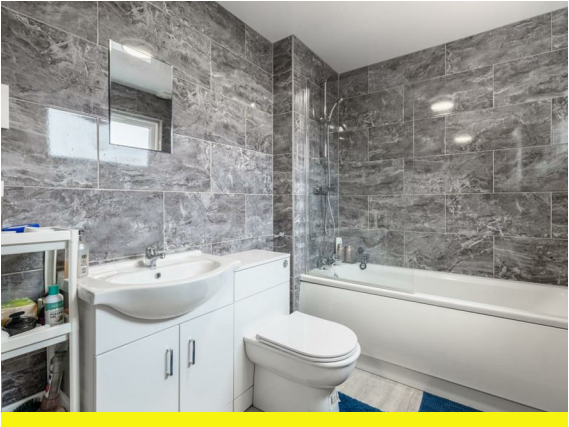
Rear Garden

Fully Double Glazed With Gas Central Heating

Off Road Parking

Currently Rented Out For £1,200 per month





Floorplan

Internal Living Area 974sq ft / 90.42m2

GROUND FLOOR



FIRST FLOOR



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

General Information

Tenure
Freehold

Fixtures & Fittings

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band B - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(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	