

ST. GEORGE'S ROAD, LEAMINGTON SPA CV31 3AZ



A charming two bedroom character terrace within close proximity of Leamington Station and Town Centre. Ideal Investment or First Time Buy.

- Period Property
- Close to town and station
- Open plan Reception Room
 - Kitchen
- Summer Room/Snug
 - Bathroom
 - Two Bedrooms
- Generous rear garden
 - EPC tbc

2 BEDROOMS

OFFERS OVER £264,000

St George's Road is a very well presented bay fronted character terrace property located within close proximity of Leamington Spa town centre and the train station. The property has undergone substantial improvement under the current ownership and comprises of an entrance hall, open plan living dining room, fully fitted kitchen, two bedrooms, upstairs bathroom and rear garden. The property would make an ideal first time buy or buy to let investment.

Frontage

Accessed through main front door, allowing access into hallway.

Hallway 13'4" x 2'7" (4.069 x 0.812)

Original wood flooring, cloak stand, light point, radiator, access to reception rooms and stairs to first floor.

Reception Room 13'10" x 9'4" (4.241 x 2.863)

Bay fronted double glazed windows to front aspect, original wooden floors, light point, gas feature fire, radiator, sitting adjacent to the dining room, the room has had the stud wall taken out and provides pleasing open planned living.

Dining Room 11'10" x 8'6" (3.619 x 2.605)

Double glazed window to rear aspect, original wooden floors, light point, radiator, open fire place. Access to Kitchen.

Kitchen 10'5" x 7'4" (3.183 x 2.240)

Three spotlights to ceiling, original wooden floors, double glazed window to side, along with door providing access to the side of the property and garden. Kitchen worktops with base units above and below, integrated oven and hobs, space for washing machine, allowing access into the extended summer room.

Summer Room/Snug 9'10" x 8'0" (3.012 x 2.442)

Double glazed window to side, wooden floors, spotlights to ceiling, space for fridge freezer, patio door to rear garden.

First Floor Landing 12'3" x 4'10" (3.740 x 1.486)

Light point to ceiling, carpet, access to boarded loft, access to family bathroom and two double bedrooms.

Bathroom 10'0" x 6'10" (3.057 x 2.102)

Recently refurbished, tiled flooring, heated towel rail, sink with underneath storage units and tiled splash back, double glazed window to rear elevation, bath and shower.

Bedroom One 11'8" x 10'11" (3.573 x 3.343)

Double glazed window to front aspect, original wooden floors, built in wardrobes, radiator and light point.

Bedroom Two 12'2" x 6'5" (3.731 x 1.957)

Double glazed window to rear aspect, original wooden floors, light point to ceiling and radiator.

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, alternatively you can contact Jason Francis on 07973897543 direct.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

GENERAL INFORMATION**Services**

Mains water, gas and electricity are believed to be connected to the property.

INFORMATION

Mains water, gas and electricity are believed to be connected to the property. 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. Fixtures & Fittings Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment through the Agents All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property. All photographs are taken with a wide angled lens 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. . 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. Management Department For all enquiries regarding rental of property, or indeed management of rented property, please contact Pauline Carrera-Silva on (01926) 438123. For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.

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.

Tenure

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Viewings

Strictly by appointment through the Agents on (01926) 430553











