

RAVENSDALE AVENUE, LEAMINGTON SPA CV32 6NQ



A TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE IN A PRIME NORTH LEAMINGTON LOCATION.

- NORTH LEAMINGTON
 - SEMI DETACHED
- QUIET RESIDENTIAL AREA
- GOOD SCHOOL CATCHMENTS
- OPEN PLAN RECEPTION ROOM
 - CONSERVATORY
- THREE DOUBLE BEDROOMS
 - BATHROOM
 - KITCHEN
- CONVERTED GARAGE & HOME OFFICE

3 BEDROOMS

PRICE GUIDE £329,000

Hawkesford are delighted to be able to start taking viewings on this three bedroom semi detached family home. Located on a quiet cul-de-sac in a prime North Leamington location, the property must be seen to be appreciated. The property has plenty of potential and scope for further improvements.

Located within easy walking distance to local schools and close to local amenities. The property has a spacious driveway and a good sized garden. If you are looking to move to a quiet and safe family location, book your viewing now.

Front

Accessed via private pathway with spacious driveway and garden to the front of the property.

Open Plan Living Room/Dining 24'4" x 10'6" (7.43 x 3.22)

Open plan living room and dining room. Having exposed beams to the ceiling and two light points, radiator, central fire place and double glazed window to the front elevation.

Kitchen 10'8" x 8'0" (3.26 x 2.44)

With double glazed window and patio door to the rear aspect and having spotlights to ceiling. Space for white goods.

Conservatory 10'1" x 8'11" (3.09 x 2.72)

With double glazed windows, door to rear garden and radiator.

Snug 7'8" x 7'0" (2.34 x 2.14)

Located adjacent to the kitchen and just before the conservatory. Having light point to ceiling and radiator.

Office 9'11" x 7'6" (3.04 x 2.30)

Having light point, radiator and double glazed window to side aspect.

Converted Garage 11'9" x 6'11" (3.60 x 2.11)

Converted garage and now used as a dwelling space, having double glazed window to side, light point and radiator.

First Floor Landing

Spacious landing with access to all first floor rooms. Having a double glazed window at the top of the stairs and facing the side aspect, light point and loft access.

Master En-Suite 13'9" x 8'1" (4.20 x 2.48)

Having double glazed windows to rear aspect, light point and radiator.

En-Suite 5'4" x 2'4" (1.65 x 0.72)

With light point to ceiling, radiator, walk in shower, sink and WC.

Bedroom Two 10'8" x 10'4" (3.26 x 3.15)

Having double glazed window to front aspect, light point and radiator.

Bedroom Three 9'10" x 7'11" (3.01 x 2.43)

Having double glazed window to front, light point and radiator.

Bathroom 7'11" x 7'8" (2.42 x 2.36)

Generous sized bathroom with double glazed windows to rear aspect, spotlights to ceiling, bath, shower, vanity sink unit with storage and WC.

Garden

Private garden benefiting from not being overlooked and side access to the front.

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.

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

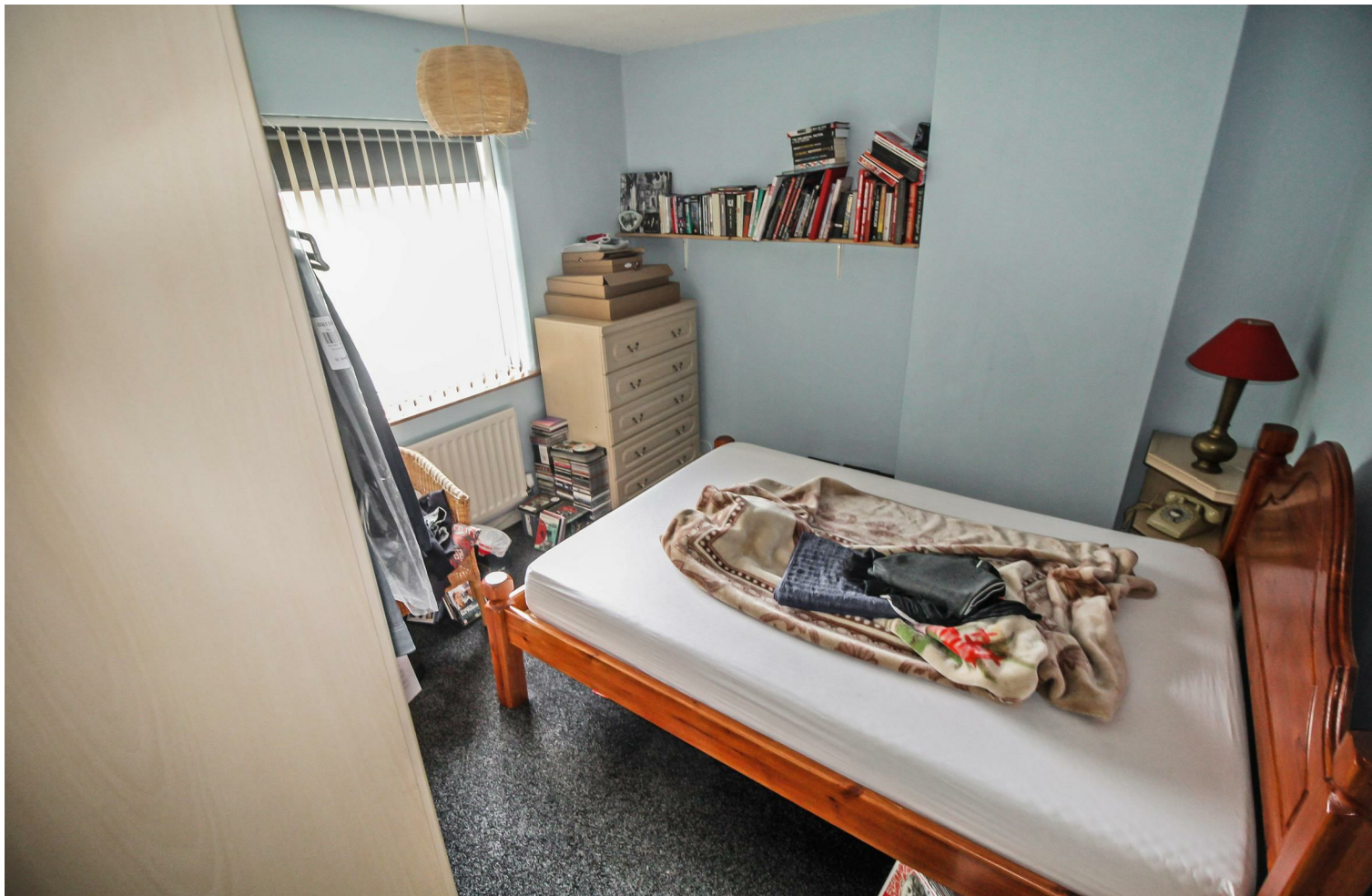
We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Viewings

Strictly by appointment through the Agents on (01926) 430553





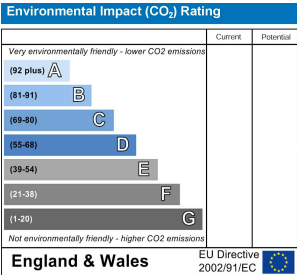
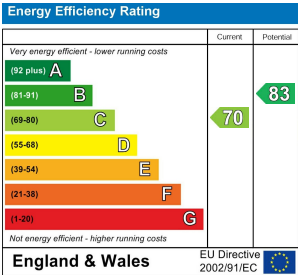








Total area: approx. 111.6 sq. metres (1200.9 sq. feet)



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