

MANOR ROAD, LEAMINGTON SPA CV32 7RJ



A THREE BEDROOM VICTORIAN MID TERRACE IN A PRIME LEAMINGTON SPA LOCATION.

- EXTENDED VICTORIAN TERRACE
 - NORTH LEAMINGTON
- OPEN PLAN RECEPTION ROOMS
 - KITCHEN AND UTILITY
 - WC
 - THREE BEDROOMS
 - CONVERTED LOFT
 - BATHROOM
- FURTHER BEDROOM OR OFFICE SPACE
- COURTYARD GARDEN WITH SECURE GATES

3 BEDROOMS

OFFERS OVER £318,000

A charming Victorian terrace situated in the popular North/East location of Leamington Spa. This family home has been largely extended and converted for maximum space whilst retaining its traditional feel.

Manor Road is a popular North Leamington location, situated just off Lime Avenue.

The property comprises in brief:- Entrance hall, living room, dining room, kitchen, utility/garden room, downstairs WC, three double bedrooms, family bathroom and extension to the rear ground floor for either further bedroom, study or snug. The rear garden is largely laid to patio with boarders, a new timber shed and gates for rear parking access if required.

Entrance Hallway

Via stained glass and PVC front door. Spacious and bright entrance hall with stylish newly fitted wood flooring and light point.

Open Plan Living/Dining

Large open plan lounge/dining room with a double glazed bay window to the front aspect, two gas fires, radiators, light points and double glazed window to rear.

Kitchen

Fully fitted kitchen with a range of high and low level units, window to side elevation, integrated stainless steel sink. white roll top work surfaces, light point and access through to lean to/utility area.

Lean Too/Utility

Space for white goods and with access to the garden from side patio door.

WC

With WC, sink and light point.

Office/Study

With light point and window to rear, this has previously also been used as a bedroom.

Bathroom

Newly fitted modern bathroom with large bath, shower screen and contemporary shower over bath, white WC and vanity sink unit with fitted unit with storage cupboards and drawers. Fully tiled and cushioned vinyl flooring. Double glazed window to rear aspect and light point.

Bedroom One

Spacious master bedroom with window to front aspect, radiator, light point and fully fitted sliding wardrobe with full-length mirror.

Bedroom Two

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

Bedroom Three

Fully converted Loft bedroom with Velux window and double glazed window to rear.

Courtyard Garden

Secure courtyard Garden with boarders and timber fence and gates for rear access

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.

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















Ground Floor

Floor area 59.0 sq. m.
(635 sq. ft.) approx

First Floor

Floor area 43.0 sq. m.
(463 sq. ft.) approx

Second Floor

Floor area 25.0 sq. m.
(269 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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	66	80

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

www.hawkesford.co.uk t: 01926 430 553 e: leamington@hawkesford.co.uk