

TACHBROOK ROAD, LEAMINGTON SPA CV31 3DT



A SUPERB THREE BEDROOM END TERRACE PERIOD PROPERTY WITHIN WALKING DISTANCE OF LEAMINGTON TOWN CENTRE AND TRAIN STATION.

- PERIOD PROPERTY
 - NO CHAIN
 - END TERRACE
 - LOUNGE
 - DINING ROOM
 - KITCHEN/DINER
 - CLOAKROOM
- THREE BEDROOMS WITH ONE EN-SUITE
 - BATHROOM
- COURTYARD GARDEN

3 BEDROOMS

OFFERS IN EXCESS OF £400,000

Hawkesford are delighted to market this Victorian end terrace property. Boasting three double bedrooms and an envious location, within a very short walk of Leamington train station and town centre.

With high ceilings and spacious rooms throughout, this is a property of enormous charm.

The property has been modernised throughout and finished to a high quality. There is no chain and we encourage you to book your viewing to appreciate the ample dwelling space on offer.

Front

Approached by a private pathway with pebbled driveway to side, leading to door.

Entrance Hallway

Access to first floor stairs, reception rooms and kitchen. Hallway also has two storage cupboards and cloakroom/WC.

Living Room 14'7" x 12'10" (4.45 x 3.93)

With double glazed bay window to front, light point and radiator.

Dining Room 12'3" x 11'11" (3.75 x 3.65)

With double glazed window to rear elevation, spotlights and radiator.

Kitchen/Diner 14'2" x 8'8" (4.32 x 2.65)

With double glazed windows to side aspect, spotlights and patio door leading to rear courtyard.

WC/Cloakroom 3'10" x 2'10" (1.17 x 0.87)

With sink, WC and light point.

First Floor Landing 18'10" x 5'2" (5.75 x 1.60)

Spacious with high ceilings and access to all bedrooms and bathroom.

Master En-Suite 12'3" x 12'2" (3.74 x 3.72)

Spacious double with two double glazed windows to front elevation, light point, radiator and good sized storage cupboard. Access through to En-Suite.

En-Suite 7'11" x 4'1" (2.43 x 1.25)

With low level WC, vanity sink unit, walk in shower, spotlights to ceiling and tiled floor and walls.

Bedroom Two 12'2" x 10'10" (3.71 x 3.31)

With two double glazed windows to side aspect, light point and radiator.

Bedroom Three 9'10" x 9'6" (3.00 x 2.91)

With double glazed window to side aspect, spotlights and radiator.

Bathroom 9'4" x 5'6" (2.86 x 1.70)

With double glazed window to side aspect, WC, sink, bath, shower, heated towel rail and spotlights.

Courtyard Garden

Allowing for access to the side street and also space for seating.

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













