

39 Chestnut Square

Leamington Spa CV32 7UW



Offers Over £280,000

39 Chestnut Square is an immaculately presented two double bedroom, mid terrace property located in this highly sought after area of North Leamington Spa. The property is situated in an enviable position over looking the central green and comprises of hall, spacious lounge, kitchen dining room, two double bedrooms, private rear garden and two allocated parking spaces. The property would make an ideal first time buy or family home and is located conveniently for Leamington Spa town centre.



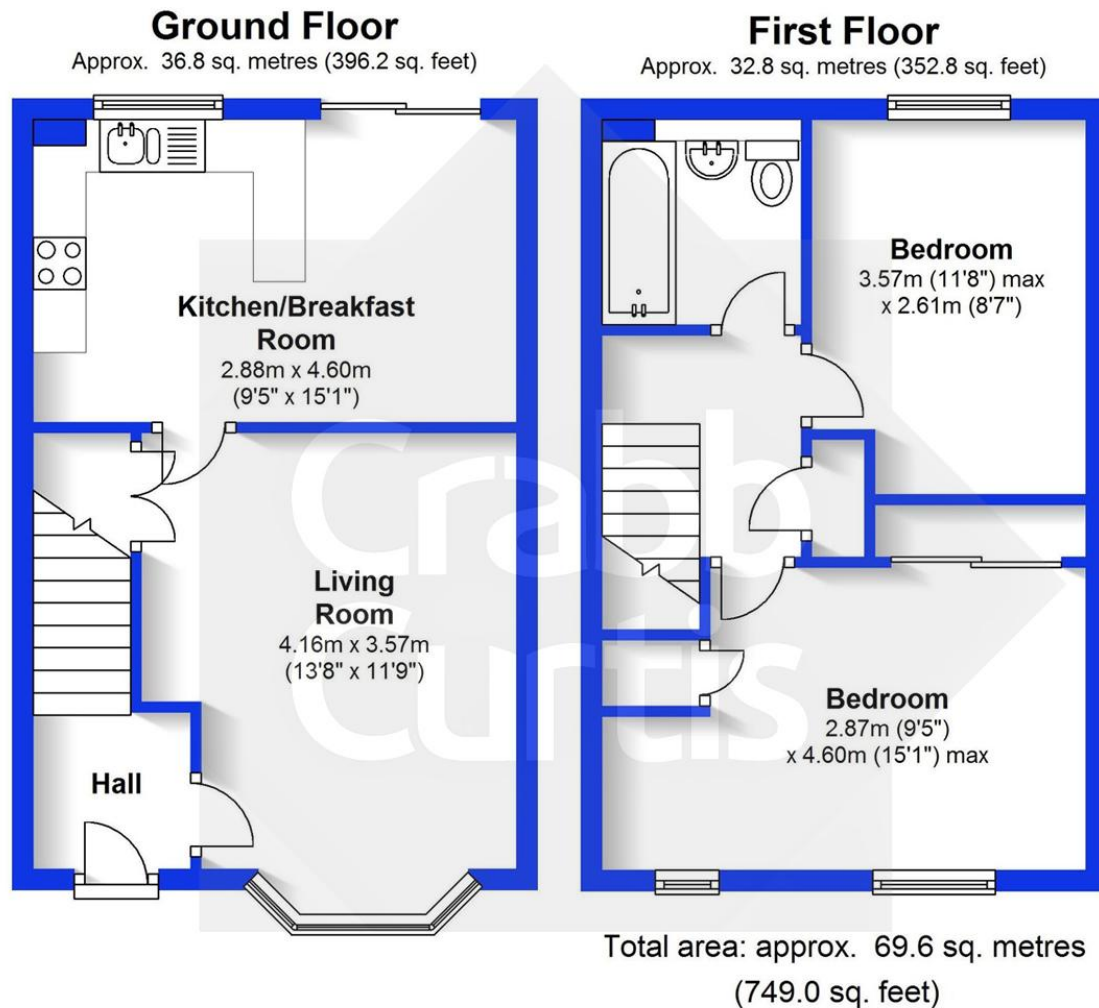
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39 Chestnut Square Leamington Spa CV32 7UW



- Mid Terrace House
- Two Double Bedrooms
- Immaculately Presented
- Two Allocated Parking Spaces

- North Leamington Spa Location
- Ideal First Time Buy / Family Home
- Private Rear Garden
- Kitchen Dining Room

Approach

With wrought iron fencing offering access to the lawn fore garden and paved pathway leading to the front door.

Entrance Hall

With double glazed door to the front, central heating radiator, wall mounted Hive central heating thermostat, real wood flooring, stair case rising to the first floor and door leading into the lounge.

Lounge

With double glazed bay window to the front with bespoke wooden shutter blinds, central heating radiator, television aerial point, telephone point, real wood flooring, feature fireplace with surround, under stairs storage cupboard and door leading into the kitchen.

Kitchen / Diner

With a fitted kitchen including a range of wall and base mounted units with complementary marble effect work surface over, incorporating a ceramic sink with mixer tap over, white metro brick tiling to the splash back areas, tiled floor, cooker hood extractor, integrated electric oven with induction hob, space and plumbing for washing machine, integrated slimline dishwasher and fridge / freezer, central heating radiator, feature pendant lighting over dining area, single glazed window to the rear and double glazed patio doors leading into the garden.



Bathroom

With obscured single glazed window to the rear, panelled bath with shower screen and wall mounted rainfall shower over with controls, wash hand basin, low level W.C, white metro brick tiling to the walls and patterned tiling on the floor, extractor fan and heated towel rail.

Outside

Front

With lawn fore garden and paved pathway leading to the front door.

Rear

The rear garden is fence enclosed with a paved patio area, slate walkway, wooden summer house, lawned area, herbaceous borders and gated side access leading to the front of the property.

First Floor Landing

With hatch providing access to the insulated and partially boarded loft space with pull down ladder, doors off to the bedrooms and bathroom and airing cupboard housing Worcester Bosch combi boiler and wooden slatted shelving.

Master Bedroom

With two double glazed windows to the front, central heating radiator, built in wardrobes with hanging rails and over head storage and a further over stairs storage cupboard.

Bedroom Two

With single glazed window to the rear and a central heating radiator.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	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, Scotland & Wales		EU Directive 2002/91/EC	