

**SUTTON DRIVE, LEAMINGTON SPA CV31 2FN**



**AN IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY BEING SOLD WITH NO CHAIN.**

- MODERN TERRACE
- WELL MAINTAINED AND READY TO MOVE INTO
  - DRIVEWAY FOR 2 CARS
    - FREEHOLD
    - LOUNGE
    - KITCHEN/DINER
  - 2 DOUBLE BEDROOMS
  - DOWNSTAIRS WC
  - REAR GARDEN

**2 BEDROOMS**

**OFFERS OVER £209,995**

A modern mid-terraced starter home, situated to the south of Leamington Spa, in the suburb of Whitnash. Entered into the entrance hall, which passes the downstairs WC, leading to the stairs and the sitting room. At the rear of the property there is a kitchen and dining space. The first floor house is two bedrooms and a family bathroom, with a white suite. Outside there are two off street car parking spaces in front of the property, whilst at the rear there is a generously proportioned enclosed garden, with rear access.

### **Hallway**

Entered from the front of the property, via a panelled door with an inset double-glazed panel. Internal panel doors radiate to the sitting room and to the downstairs WC. There is a ceiling light point, whilst Amtico flooring continues throughout the ground floor.

### **Lounge**

With a double-glazed window to the front aspect, a door to the kitchen diner and under stairs cupboard. There is a panel radiator and a ceiling light point.

### **Kitchen/Diner**

With double-glazed French doors, allowing access to a patio within the rear garden, whilst a double-glazed window allows a view of the rear garden from the kitchen sink. The kitchen has been attractively fitted with a complimentary range of base and eye-level kitchen units, with tiled splash-back's and integrated cooking equipment, finished in stainless steel. There are spotlights to the ceiling and a panel radiator.

### **Downstairs WC**

Being fitted with a white suite, which comprises of a low-level flush WC and a pedestal sink. There is a ceiling light point, a wall mounted electric fuse board, and a panel radiator.

### **Landing**

With internal panel doors radiating to the two bedrooms and the bathroom. There is an access hatch to the loft space and a ceiling light point.

### **Bedroom One**

A double room with two double-glazed windows to the front aspect, a panel door leads to a wardrobe positioned above the stair bulkhead, there is a ceiling light point and a panel radiator.

### **Bedroom Two**

A double room with a double-glazed window to the rear aspect, a ceiling light point and a panel radiator.

### **Bathroom**

Being fitted with a three-piece white bathroom suite. This comprises of a low-level flush WC, a pedestal sink and a panel bath, with full tiled splash backs, a waterfall shower and glazed screen over. There is a ceiling light point, a ceiling mounted extractor and a panel radiator.

### **Front**

At the front of the property there are two allocated car parking spaces. The fore garden is low maintenance and laid to slate chippings.

### **Garden**

Being arranged around a central garden lawn. There is an area of patio adjacent to the rear of the property, which continues into a footpath, positioned on the left hand boundary, which leads to the rear of the garden. At the foot of the garden there is a timber garden shed.

**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

















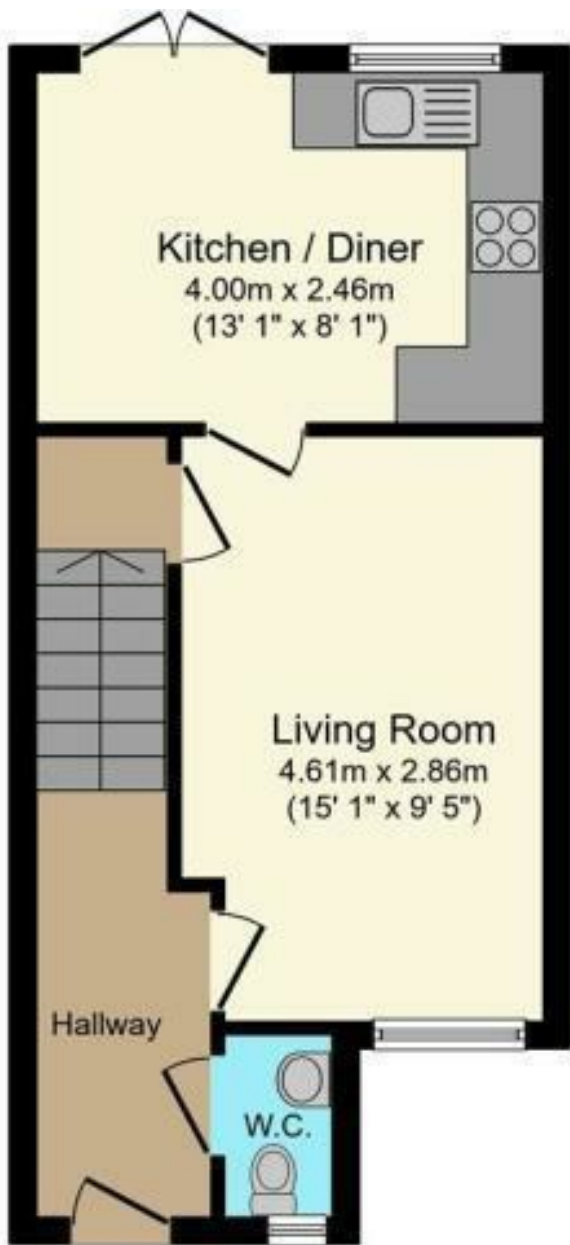






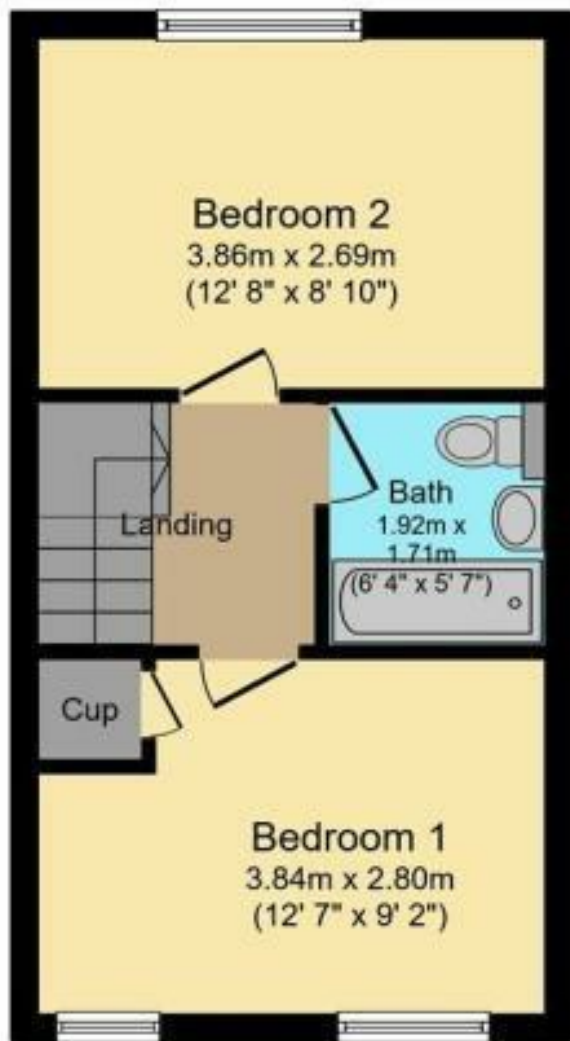






**Ground Floor**

Floor area 33.0 sq. m. (355 sq. ft.) approx



**First Floor**

Floor area 31.0 sq. m. (334 sq. ft.) approx

Total floor area 64.0 sq. m. (689 sq. ft.) approx

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
	EU Directive 2002/91/EC	

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