



**** NO CHAIN INVOLVED **** A spacious two bedroom end terraced property that features TWO RECEPTION ROOMS, FIRST FLOOR BATHROOM AND GARAGE at the rear. The home would make an ideal purchase for a first time buyer or investment opportunity, with features including gas central heating, uPVC double glazing and secure burglar alarm system. An internal viewing comes recommended to appreciate the home's full potential, with a layout that briefly comprises: entrance vestibule with stairs to the first floor and access to the bay fronted family lounge which in turn leads through to the separate full width dining room. The kitchen is fitted with units to base level and offers space for free standing appliances. To the first floor are two good sized bedrooms and the bathroom which features a three piece coloured suite. Externally is a low maintenance palisade to the front and side area, with the garage being located at the rear with additional access from the yard.

Leamington Drive, TS25 5AE
2 Bed - House - End Terrace
£49,950

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GROUND FLOOR

LOUNGE

14'01 x 12'05 (4.29m x 3.78m)

A pleasant lounge with uPVC double glazed bay window to the front aspect, feature fire surround with 'marble' style back and base (fire not working), fitted carpet, coved ceiling, single radiator.

DINING ROOM

15'07 x 7'11 (4.75m x 2.41m)

Ideally situated off the kitchen with uPVC double glazed windows to the side and rear aspects, useful under stairs storage cupboard, fitted carpet, single radiator.

KITCHEN

9'11 x 7'11 (3.02m x 2.41m)

Fitted with a range of units to base level with roll top work surfaces incorporating an inset single drainer sink with mixer tap, recess for cooker, space for fridge and washing machine, window to the side aspect, door to the rear yard, panelling to walls, single radiator.

FIRST FLOOR

LANDING

Fitted carpet, uPVC double glazed window to the side aspect.

BEDROOM ONE

14'05 x 13'02 (4.39m x 4.01m)

A generous master bedroom with uPVC double glazed bay window to the front aspect, fitted carpet, shelved alcove, single radiator, over stairs storage cupboard with additional uPVC double window to the front.

BEDROOM TWO

10'01 x 9'08 (3.07m x 2.95m)

uPVC double glazed window to the rear aspect, fitted carpet, concealed gas central heating boiler, single radiator.

BATHROOM/WC

7'04 x 6'01 (2.24m x 1.85m)

Fitted with a three piece coloured suite comprising: panelled bath with chrome mixer tap and shower attachment, pedestal wash hand basin with dual taps, low level WC, tiled walls, uPVC double glazed window to the rear, single radiator.

OUTSIDE

The property features a low maintenance palisade style front and side area with brick boundary. The enclosed yard at the rear features gated access to the shared passageway.

GARAGE

17'02 x 8'06 (5.23m x 2.59m)



Accessed via up and over door and personal door from the rear yard, electric light and power points.



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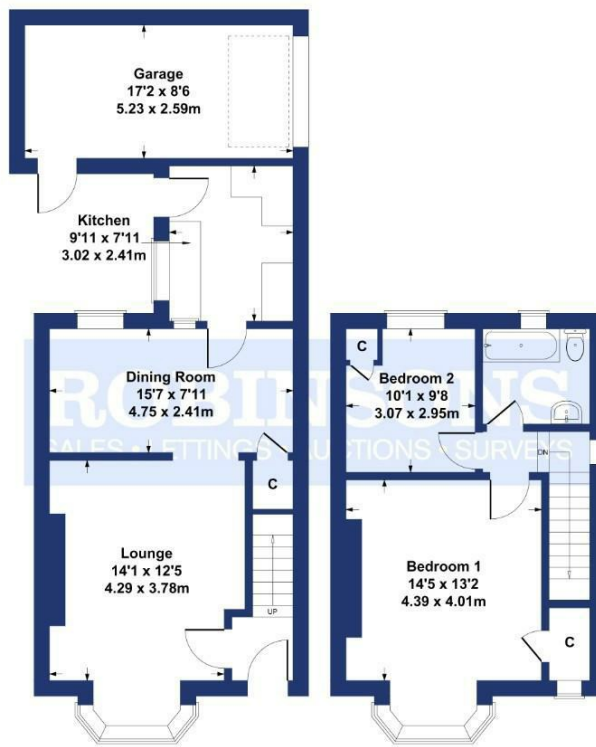
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Leamington Drive

Approximate Gross Internal Area
957 sq ft - 89 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020

Energy Efficiency Rating	
Current	Potential
84	84
Very energy efficient - lower running costs (92-100) A (85-91) B (79-84) C (73-78) D (67-72) E (61-66) F (55-60) G Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (95-100) A (85-94) B (75-84) C (65-74) D (55-64) E (45-54) F (35-44) G Not environmentally friendly - higher CO ₂ emissions	
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