

## LEAM STREET, LEAMINGTON SPA CV31 1DZ



**\*\*BRAND NEW\*\* 3 BEDROOM SEMI DETACHED HOUSE WITHIN WALKING DISTANCE OF THE TRAIN STATION AND TOWN CENTRE.**

- BRAND NEW 3 BED SEMI
  - NO CHAIN
- 10 YEAR NEW BUILD WARRANTY
  - SUPERB LOCATION
  - AMPLE GARDENS
- SECURE ELECTRIC GATES
  - OPEN PLAN LIVING
  - CLOAKROOM
- THREE BEDROOMS
  - BATHROOM

**3 BEDROOMS**

**PRICE GUIDE £385,000**

Hawkesford are delighted to showcase this pair of immaculate brand new three bedroom semi detached houses. Located favorably at the end of a quiet and popular town centre street, within walking distance of the train station and central hub.

The property has secure parking for two cars and a security alarm system in place. Further benefits for the buyer are fully integrated appliances which include washer/dryer, dishwasher and fridge freezer. Gas centrally heated and under floor heating to the ground floor.

Leam Street is a popular street of much charm and character, with this brand new home occupying a preferential spot at the end of the road, with secure electric gates providing further privacy. The property has a superb garden and immaculate interior finish that must be seen to be appreciated.

### Front

Accessed via secure electric gates.

### Entrance Hallway 9'11" x 3'10" (3.04 x 1.17)

With light point, smoke alarm, access to cloakroom and reception areas.

### Cloakroom 5'0" x 3'2" (1.54 x 0.98)

With double glazed window to front, low level WC, washbasin, spotlights to ceiling and radiator.

### Open Plan Living Area including Kitchen 28'9" x 16'4" (8.78 x 4.99)

Spacious and light reception area, all open planned. Having double glazed windows to the front, side and rear, as well as double glazed French doors to rear aspect. A good sized storage cupboard under the stairs, light points and radiators.

### Bedroom One 16'4" x 10'5" (5.00 x 3.19)

Benefiting from two double glazed windows to the front, spotlights to ceiling and radiator.

### Bedroom Two 10'6" x 10'0" (3.21 x 3.06)

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

### Bedroom Three 10'6" x 5'10" (3.21 x 1.80)

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

### Bathroom 9'6" x 6'2" (2.90 x 1.882)

With double glazed window to the side, walk in shower, bath, low level WC, sink and heated towel rail.

### Garden

Extremely generous sized garden, very private and mostly laid to lawn.

### 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





















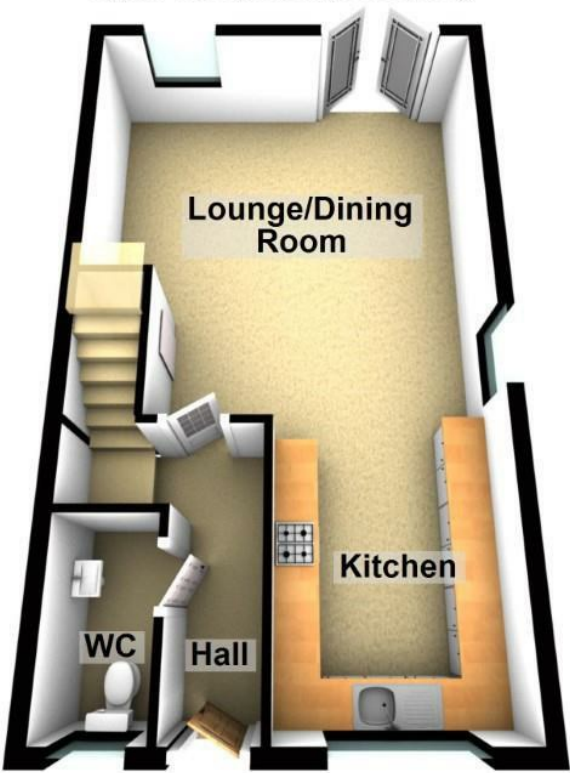






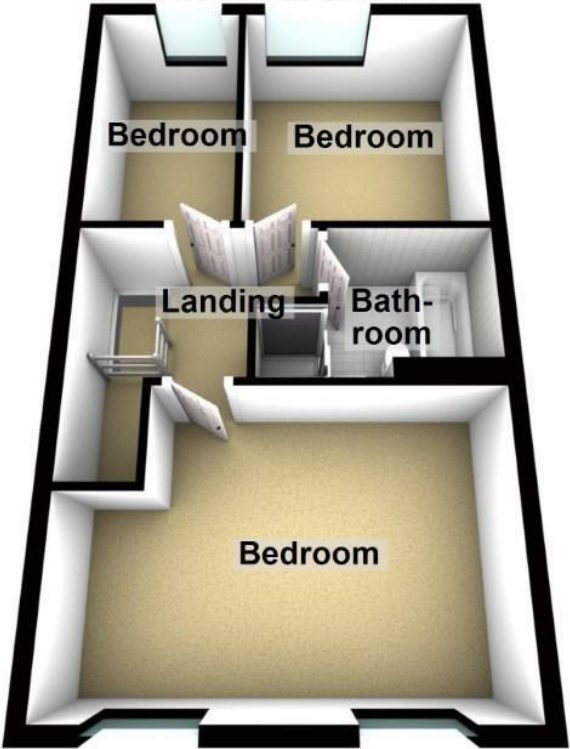
Ground Floor

Approx. 43.9 sq. metres (473.0 sq. feet)



First Floor

Approx. 43.9 sq. metres (473.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 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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