

RANELAGH TERRACE, LEAMINGTON SPA CV31 3BS



A SUPERB THREE BEDROOM MID TERRACE VICTORIAN TERRACE WITHIN EASY WALKING DISTANCE OF LEAMINGTON TOWN CENTRE AND TRAIN STATION.

- VICTORIAN TERRACE
- WALKING DISTANCE TO TOWN AND STATION
 - NO STAMP DUTY
 - LIVING ROOM
 - KITCHEN/DINER
 - UTILITY AND WC
- THREE DOUBLE BEDROOMS
 - BATHROOM
- GENEROUS REAR COURTYARD

3 BEDROOMS

OFFERS OVER £275,000

Hawkesford are delighted to market this modern and spacious three bedroom mid terrace property. Located extremely conveniently to Leamington train station and town centre, both within very easy walking distance.

The current owners have modernised and improved the property significantly and we feel this would represent a perfect first time property but equally a viable investment opportunity. The property is spaced out well over three floors with good sized rooms and high ceilings.

In Brief, Lounge, Kitchen/Diner, Utility Room, WC, Three Double Bedrooms, Bathroom, Private Rear Garden.

Front

Property is accessed via pathway leading to front door.

Lounge 12'1" x 10'9" (3.7 x 3.3)

With double glazed bay window to the front elevation, double panel central heating radiator, light point to ceiling, fireplace with timber surround and marble effect hearth. Access through to Kitchen/Dining area.

Kitchen/Diner 12'1" x 11'1" (3.7 x 3.4)

With double glazed window to rear aspect, light point to ceiling and radiator. Benefiting from a range of wall mounted cupboards and base units with stainless steel sink and mixer tap. Integrated oven with hobs and extractor, integrated fridge/freezer unit, Good sized storage space under the stairs and access through to the utility room,

Utility Area 11'1" x 5'2" (3.4 x 1.6)

Having base units with stainless steel sink and drainer unit with mixer tap over, Double glazed window to side elevation and double glazed door giving access to the rear garden, space. Space for all white goods and plumbing for washing machine.

WC 3'11" x 2'7" (1.2 x 0.8)

Having low level w/c, extractor fan and single ceiling light point

Landing 14'9" x 4'11" (4.5 x 1.5)

Access to first floor accommodation and stairs rise to further bedroom.

Bedroom One 14'9" x 12'1" (4.5 x 3.7)

Having two double glazed windows to the front elevation, two single panel central heating radiators, fireplace with original surround and light point to ceiling.

Bedroom Two 9'2" x 8'10" (2.8 x 2.7)

Having single panel central heating radiator, double glazed window to rear elevation and single ceiling light point.

Bedroom Three 14'9" x 13'1" (4.5 x 4.0)

Having double glazed window to front elevation, two single panel central heating radiators and light point to ceiling.

Bathroom 9'2" x 5'2" (2.8 x 1.6)

Having double glazed window to rear aspect, low level w/c, pedestal wash hand basin, panel bath with shower unit over, extractor fan and light point to ceiling.

Courtyard Garden

A more than generous sized courtyard garden for a town centre terrace, Recently landscaped and providing a small patio area initially and then mostly laid to artificial 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

The property is Freehold.

Viewings

Strictly by appointment through the Agents on (01926) 430553









