

**LANDOR ROAD, LEAMINGTON SPA CV31 2JX**



**A SUPERB OPPORTUNITY TO PURCHASE A SEMI DETACHED PROPERTY WITHIN A POPULAR RESIDENTIAL AREA.**

- SEMI DETACHED
  - NO CHAIN
- POPULAR LOCATION
- DRIVEWAY AND GARAGE
- OPEN PLAN LOUNGE/DINING AREA
  - BREAKFAST KITCHEN AREA
- UTILITY SPACE AND CLOAKROOM
- TWO DOUBLE BEDROOMS/ORIGINALLY A THREE
  - BATHROOM
  - GARDEN

**3 BEDROOMS**

**OFFERS OVER £300,000**

Hawkesford are pleased to market this traditional semi detached house on the popular Landor road in Whitnash. The property is originally built as a three bedroom semi detached house, with the current owner having opened up bedroom one and three to make one larger main bedroom. The stud wall between the two bedrooms can be easily reinstated in order to return the property back to a three bedroom semi detached.

Landor Road is within good primary and secondary school catchment zones, close to local amenities including pubs, shops and golf courses and within easy access of motorway access points.

The property itself has a good sized driveway. entrance hallway, open plan lounge/dining area, garage, utility area, cloakroom, 2/3 bedrooms, bathroom and well maintained rear garden.

The property is being bought to the market with NO CHAIN.

**\*\*EPC and Floorplan to be added shortly.\*\***

### **Front**

Accessed via a spacious driveway providing off road parking, leading to the porch area.

### **Porch 7'4" x 4'3" (2.25 x 1.30)**

With light point and access through the main front door.

### **Entrance Hallway 11'9" x 5'3" (3.60 x 1.62)**

With a light point to ceiling, radiator and under stair storage space. Access to the living/dining area, breakfast kitchen area and first floor stairs.

### **Lounge 11'8" x 10'11" (3.56 x 3.33)**

With a double glazed window to the front aspect, light point, radiator and gas fire.

### **Dining Room 11'0" x 9'11" (3.36 x 3.04)**

With a light point, radiator and patio doors leading into the summer room.

### **Summer Room 9'4" x 7'5" (2.87 x 2.28)**

With light point and double glazed window to the rear.

### **Breakfast/Kitchen 14'3" x 13'1" (4.35 x 4.01)**

Spacious breakfast kitchen area which has plenty of light from two double glazed windows to the rear, two light points and a radiator. Plenty of space for a table and chairs, There is access through to the utility and cloakroom area as well as the lean to. Kitchen worktop with multiple storage compartments above and below.

### **Utility Area 10'9" x 6'5" (3.29 x 1.98)**

Space for all white goods, kitchen worktop and access to the garage area.

### **Lean to 7'3" x 6'3" (2.21 x 1.93)**

With a light point, double glazed window to the rear and door leading to the garden.

### **Cloakroom 5'2" x 2'8" (1.58 x 0.83)**

With a light point, WC and sink.

### **Garage 6'5" x 6'3" (1.98 x 1.92)**

With light point.

### **First Floor Landing**

With a double glazed window to the side elevation, light point and loft access. Access to all first floor rooms.

**Bedroom One 16'0" x 12'7" (4.88 x 3.86)**

Now one large room but originally this space would have been bedroom one and three. There is two double glazed windows to the front aspect, two radiators and light points and built in wardrobe space.

With a stud wall reinstated so there are two bedrooms again the rooms would measure circa - Bedroom 1 = 3.78mx2.80m and Bedroom 3 = 2.30mx1.98m.

**Bedroom Two 11'1" x 9'11" (3.38 x 3.03)**

With a double glazed window to the rear aspect, radiator, light point and built in wardrobe space.

**Bathroom 14'1" x 6'3" (4.30 x 1.91)**

Spacious bathroom with walk in shower, separate bath, light points, radiator, vanity sink unit, WC and double glazes window to the rear aspect.

**Garden**

Well maintained rear garden which has side access from the front. Space for shed and greenhouse.

**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.

**Fixtures and Fittings**

Only those mentioned within these particulars are included in the sale price.

**General Information**

Services to the property - 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.

**Tax Band**

The Council Tax Band is C.

**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 Hawkesford on 01926 438123





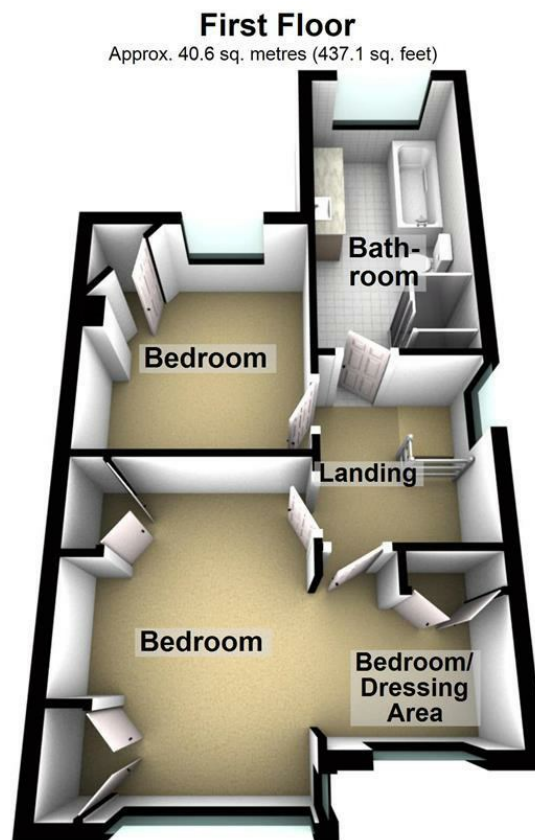
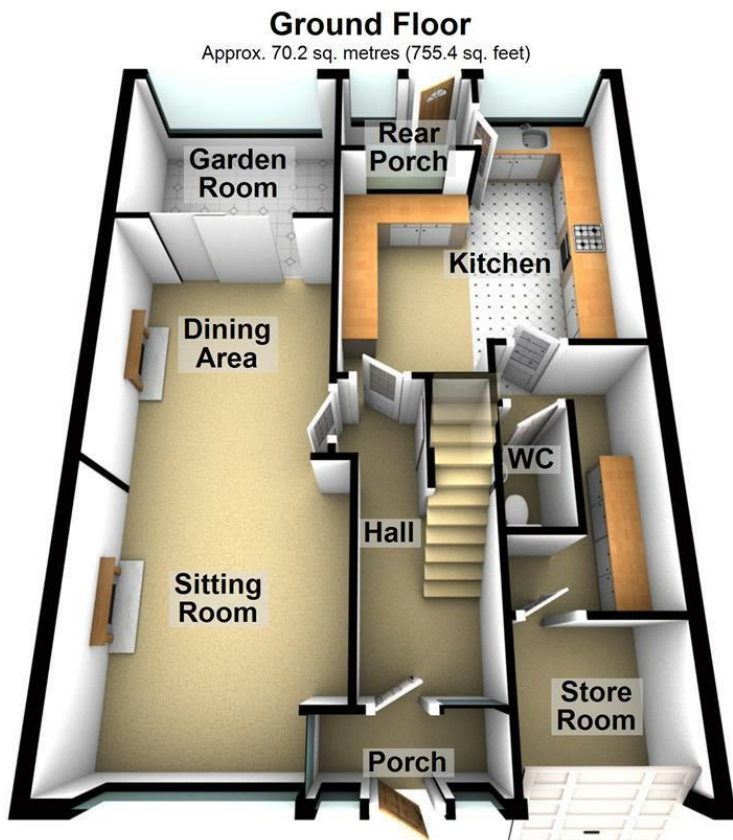












Total area: approx. 110.8 sq. metres (1192.5 sq. feet)

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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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