Watersfield Gardens, Leamington

£325,000

HAWKESFORD

** No Chain**

A three-bedroom detached home enjoying a particularly peaceful setting, with attractive views towards the Grand Union Canal and the considerable benefit of being offered for sale with no onward chain.

Tucked away in a quiet and tranquil position, this well-proportioned property offers a rather appealing combination of convenience and calm. The outlook towards the Grand Union Canal is undoubtedly one of its most appealing features. There is a garage En-bloc and generous sized main bedrooms and living room. There is a modern gas central combination boiler system.

The property is complemented by a particularly generous rear garden, providing a surprisingly spacious outdoor area with plenty of room to entertain, relax or perhaps indulge a little in the gardening. There is a pleasing sense of space here, both inside and out, which is increasingly hard to come by.

Despite its peaceful surroundings, the property is remarkably well placed for the practicalities of everyday life. A large ASDA supermarket is within easy walking distance, whilst a useful selection of smaller shops, schools and doctors' surgeries are also close by. It is the sort of location where the essentials are conveniently on the doorstep, without the house itself feeling as though it is in the thick of things.

There is also something rather refreshing about the setting. The combination of the canal outlook, generous garden and quiet surroundings gives the property a relaxed, almost semi-rural feel, whilst remaining firmly connected to the amenities of Leamington Spa.

With its detached position, three bedrooms, excellent outdoor space, canal-side outlook and convenient setting, this is a home that offers a particularly appealing best-of-both-worlds balance: peaceful surroundings and attractive views, without sacrificing the convenience of everyday town living.

Offered with no onward chain, this is a property with plenty to recommend it and one that deserves to be viewed

Front
The front of the property enjoys a particularly attractive outlook over the canal, with open views across the surrounding greenery and lawn. The private setting provides a peaceful and tranquil feel, with plenty of green space creating a pleasant outlook from the property.

Porch
5'9"x.3'10"
With windows to side and front, door to entrance hallway.

Entrance Hallway
14'11" x 5'11"
With a light point and radiator.

Living Room
14'4" x 13'7"
With a double glazed window to the side aspect, light point and a radiator. The lounge benefits from a working open fire place.

Dining Room
11'0" x 10'6"
With a light point and a radiator and access through to the conservatory area - also back through to lounge area.

Conservatory
Door to garden.

Kitchen
11'0" x 8'11"
With a double glazed window to the rear elevation overlooking the garden area. Access through to the dining area and utility room. With an integrated oven/grill, space for a dishwasher. Kitchen worktop with plenty of storage cupboards.

Utility

WC

First Floor
Access to three bedrooms and a bathroom. Loft access, light point and a double glazed window to the side aspect.

Bedroom One
14'5" x 11'8"
With a double glazed window to the front aspect, light point and a radiator.

Bedroom Two
11'7" x 11'1"
With a double glazed window to the rear, light point and a radiator.

Bedroom Three
9'4" x 8'8"
With a double glazed window to the front, light point, radiator and built in storage cupboard.

Bathroom
8'0" x 5'6"
With a walk in shower, vanity sink, double glazed wndow to rear aspect, WC, heated towel rail and bath with shower attachment.

Garden
The property benefits from a generous and private rear garden, featuring a paved patio area providing an ideal space for outdoor seating and entertaining. Beyond this, a substantial area is laid to lawn, complemented by a variety of established shrubs, plants and mature trees, creating a naturally attractive and secluded border. The garden offers a peaceful and private outdoor setting, with plenty of space to enjoy throughout the warmer months.

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.

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.

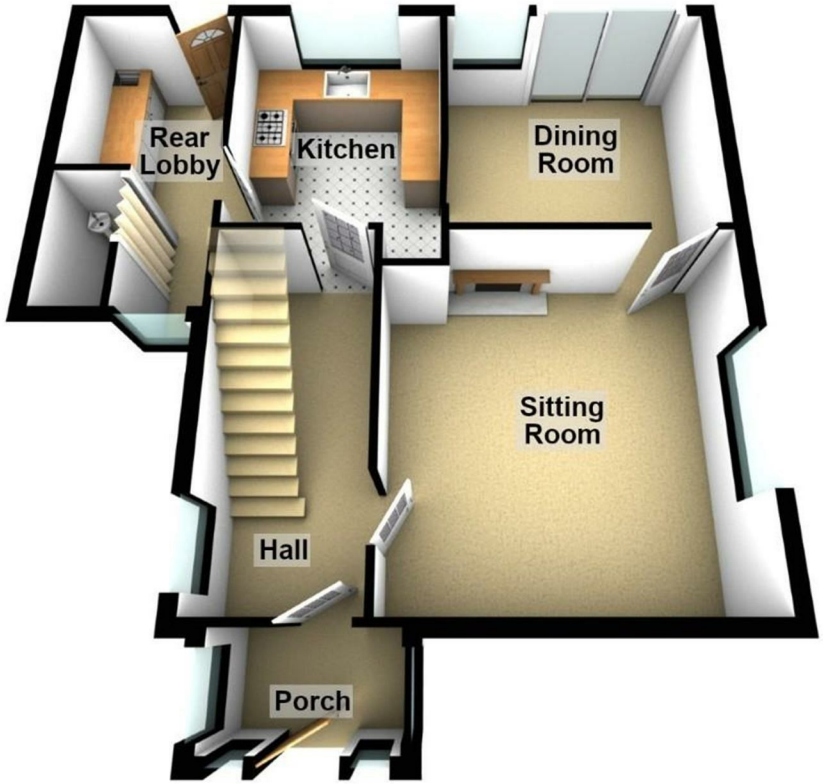
Survey
Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tax Band
The Council Tax Band is C.

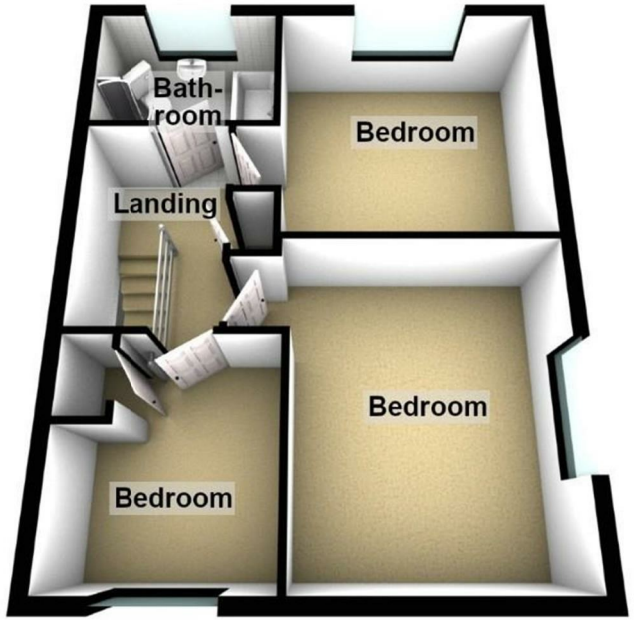
Tenure
The property is freehold.

Viewings
Strictly by appointment through Hawkesford on 01926 438123

Ground Floor



First Floor



Total area: approx. 104.9 sq. metres (1129.1 sq. feet)

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