

KELVIN ROAD, LEAMINGTON SPA CV32 7TG



A THREE BEDROOM SEMI DETACHED FAMILY HOME IN A POPULAR NORTH LEAMINGTON LOCATION

- NO ONWARD CHAIN
- THREE BEDROOM SEMI
 - DRIVEWAY
 - GARDEN
- TELFORD AND NORTH LEAMINGTON SCHOOL CATCHMENT
 - ENTRANCE HALLWAY
 - LIVING ROOM
 - DINING ROOM
 - KITCHEN
- THREE BEDROOMS AND A BATHROOM

3 BEDROOMS

PRICE GUIDE £433,000

Full Details now added 13/2/24 and viewings can now commence.

Hawkesford are pleased to present this 3 bedroom semi detached family home in the popular Telford and North Leamington school catchment zone. The property comes to the market with NO ONWARD CHAIN and offers fantastic potential as well as being ready to move into now.

Front

The property is approached by a private spacious driveway, providing off road parking and access to the front door and garage.

Entrance Hallway 14'11" x 7'3" (4.55 x 2.23)

With a light point to ceiling, access to first floor stairs, cloakroom, kitchen and reception room.

Cloakroom 4'5" x 2'11" (1.35 x 0.90)

With a light point to ceiling, double glazed window to the rear, sink and WC.

Lounge 15'1" x 11'10" (4.60 x 3.61)

With double glazed window to the front, light points, log burner fire, radiator and access through to dining room.

Dining Room 9'11" x 9'10" (3.03 x 3.01)

With a double glazed door leading to the rear garden and windows to the rear, light point to the ceiling, radiator and door through to kitchen area.

Kitchen 9'10" x 9'4" (3.02 x 2.85)

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

First Floor

With a double glazed window to the side aspect, loft access, light point.

Bathroom 7'4"x.5'4" (2.26x.1.63)

With a double glazed window to the rear aspect, bath with shower attachment, light point, WC, sink and radiator.

Bedroom One 15'1" x 10'10" (4.62 x 3.31)

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

Bedroom Two 11'10" x 9'11" (3.62 x 3.03)

With a double glazed window to the front, built in storage cupboard, light point and radiator.

Bedroom Three 10'0" x 8'5" (3.05 x 2.57)

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

Garden

Generous sized garden.

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

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

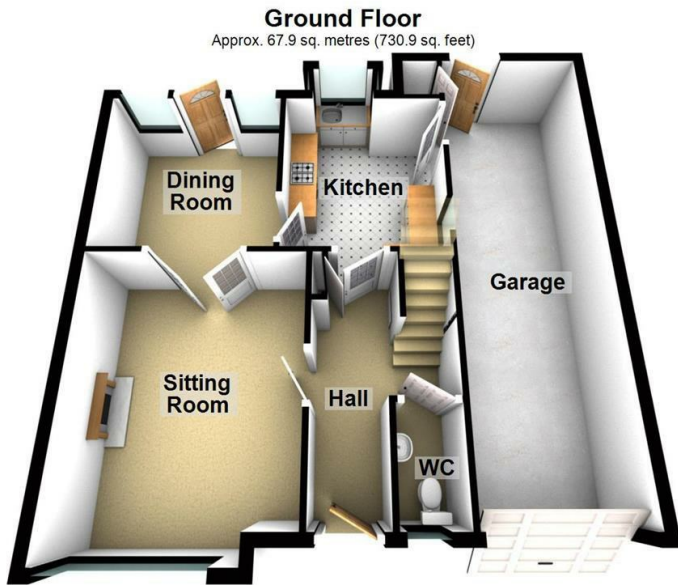
Strictly by appointment through Hawkesford on 01926 438123











Ground Floor
Approx. 67.9 sq. metres (730.9 sq. feet)



First Floor
Approx. 45.5 sq. metres (489.7 sq. feet)

Total area: approx. 113.4 sq. metres (1220.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) 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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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