

## GINKGO WALK, LEAMINGTON SPA CV31 3QT



- NO CHAIN
- LOW MAINTENANCE GARDEN
- WALKING DISTANCE TO TOWN AND TRAIN STATION
  - BATHROOM
  - TWO BEDRROMS
  - KITCHEN
- DOUBLE GLAZING
- WELL PRESENTED

**2 BEDROOMS**

**PRICE GUIDE £259,500**

**\*\*No Chain\*\* \*\*IDEAL FIRST TIME BUY\*\* \*\*10 MINUTE WALK FROM TOWN CENTRE AND TRAIN STATION\*\***

This is a well presented and well proportioned two bedroom end terraced home sat in a popular location in Leamington Spa being offered with no forward chain. This is conveniently positioned being near to the local shops, amenities, and transport links including the train station, also being within easy reach of Leamington town centre. The property comprises of an entrance hall, modern fitted kitchen diner, living room, two bedrooms, bathroom, low maintenance rear garden, and off road parking for two cars to the front.

### **Front**

On entering you will see a modern end terraced property, with off road parking for two cars and path to the front door.

### **Entrance Hall**

Front door giving access to reception hall, having light point to ceiling and vinyl floor covering.

### **Kitchen Diner 12'7" x 11'10" (3.85 x 3.62)**

Kitchen Diner, having a double glazed window over looking front elevation. The kitchen has a built in single oven, space for a fridge freezer and washing machine, stainless steel single bowl drainer sink with mixer tap with multiple storage compartments above and below and wall mounted gas fired combination boiler.

### **Living 13'6" x 11'10" (4.14 x 3.63)**

With double glazed patio doors to the rear aspect, brick built tv stand and fire place, stairs to first floor landing.

### **First Floor**

Having light point and access to loft.

### **Bedroom One 11'11" x 12'8" (3.65 x 3.87)**

Having double glazed window to front elevation, free standing wardrobe arch way through to shower area having a triton electric shower, wash hand basin with tiled splash back and mirror over.

### **Bedroom Two 9'8" x 6'1" (2.97 x 1.87)**

Having light point to ceiling double glazed window to rear elevation and built in storage cupboard.

### **Bathroom 6'10" x 5'6" (2.1 x 1.68)**

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

### **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 the 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 430553

















**Ground Floor**  
Approx. 29.4 sq. metres (317.0 sq. feet)



**First Floor**  
Approx. 28.6 sq. metres (308.0 sq. feet)

Total area: approx. 58.1 sq. metres (625.0 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			
<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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