

## BARN CLOSE, LEAMINGTON SPA CV31 2QX



**A THREE BEDROOM SEMI DETACHED HOUSE LOCATED WITHIN A QUIET CUL-DE-SAC.**

- NO CHAIN
- CUL-DE-SAC
- SEMI DETACHED
  - DRIVEWAY
  - GARDEN
- LIVING ROOM
- DINING ROOM
  - KITCHEN
- THREE BEDROOMS
  - BATHROOM

**3 BEDROOMS**

**OFFERS OVER £300,000**

Located within the cul-de-sac of Barn Close, Whitnash, this well-proportioned three-bedroom semi-detached house presents an excellent opportunity for first-time buyers or those seeking a charming starter home. The property boasts a delightful garden, perfect for enjoying the outdoors, as well as a convenient driveway for off-road parking.

Situated within a peaceful neighbourhood, this residence is ideally located close to local amenities, ensuring that everyday conveniences are just a stone's throw away. The layout of the house is both functional and inviting, providing ample space for comfortable living.

One of the standout features of this property is the absence of an onward chain, allowing for a swift and seamless move-in process. This is particularly advantageous for those eager to settle into their new home without unnecessary delays.

In summary, this semi-detached house in Whitnash is a fantastic choice for anyone looking to establish themselves in a welcoming community while enjoying the benefits of a well-connected location. Don't miss the chance to make this lovely property your own.

### **Front**

The property benefits from a private driveway with space for off road parking.

### **Entrance Hallway**

Allows access to the reception areas, kitchen and first floor stairs.

### **Living Room 14'9" x 10'11" (4.50 x 3.34)**

With double glazed windows to the front aspect, light point and radiator.

### **Dining Room 11'6" x 8'11" (3.51 x 2.73)**

Having double glazed patio doors to the rear aspect and leading into the garden, light point and radiator.

### **Kitchen 10'11" x 7'8" (3.35 x 2.34)**

Galley kitchen with plenty of storage above and below both worktops on either side, light point and door leading to the back garden area.

### **First Floor Landing**

The first floor has three bedrooms and a bathroom, with a hatch for loft access.

### **Bedroom One 14'9" x 11'0" (4.50 x 3.36)**

Having a double glazed window to the front aspect, fitted wardrobes, light point and a radiator.

### **Bedroom Two 11'2" x 10'3" (3.41 x 3.14)**

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

### **Bedroom Three 7'4" x 5'9" (2.26 x 1.76)**

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

### **Bathroom 6'2" x 5'6" (1.90 x 1.70)**

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

### **Garden**

A generous hard landscaped 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.

**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

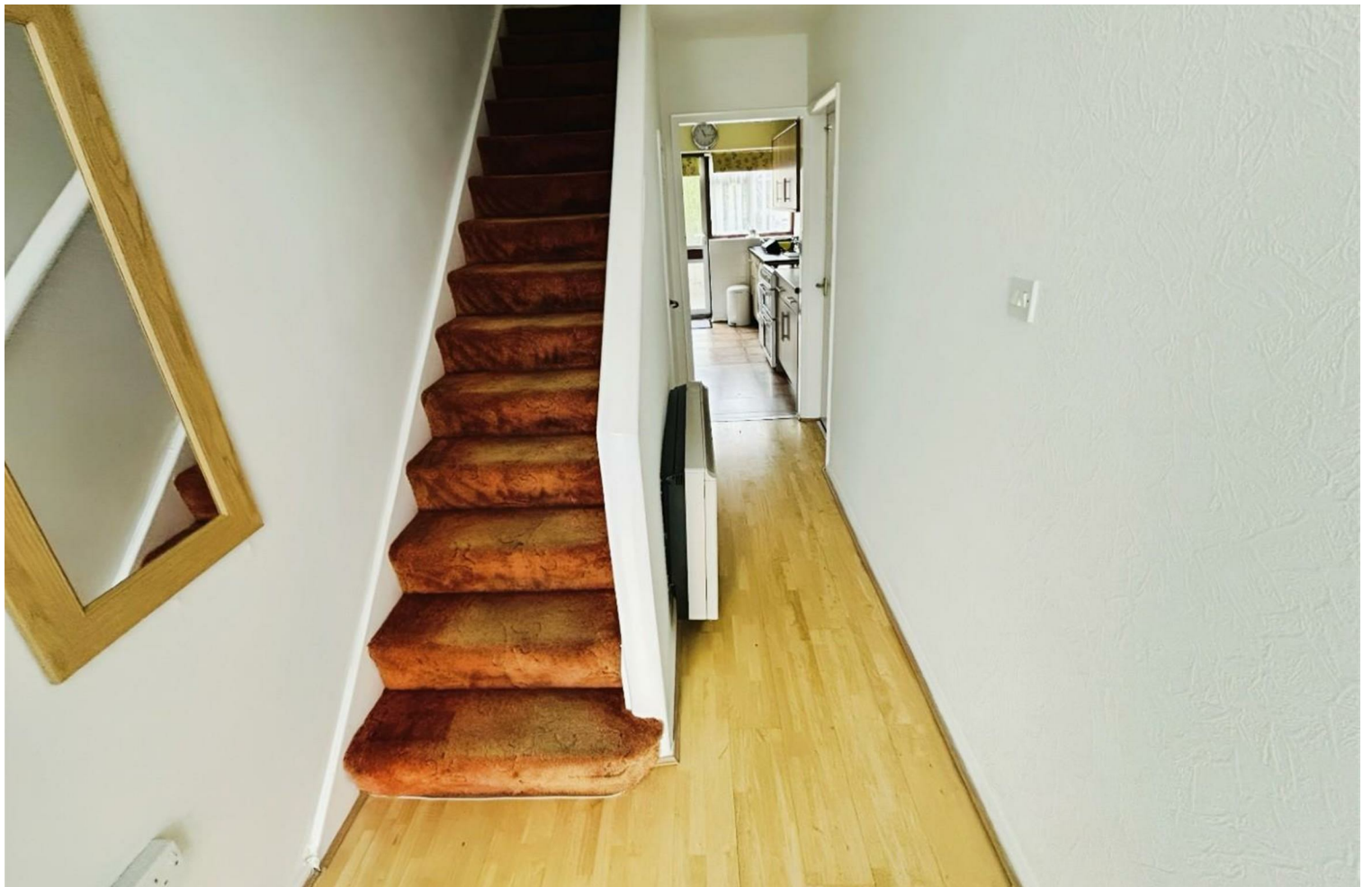
**Tenure**

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.

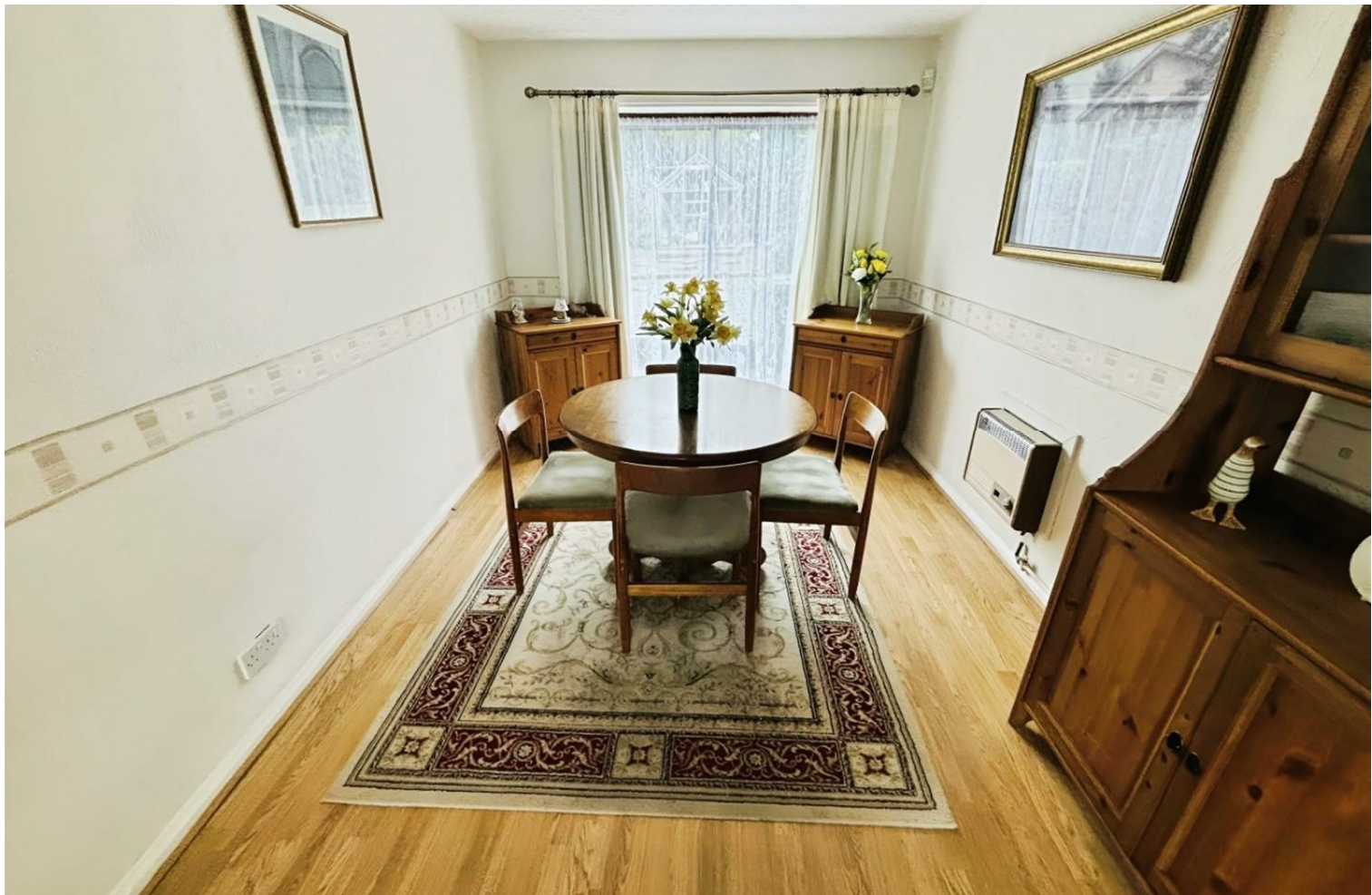
**Viewings**

Strictly by appointment through Hawkesford on 01926 438123

















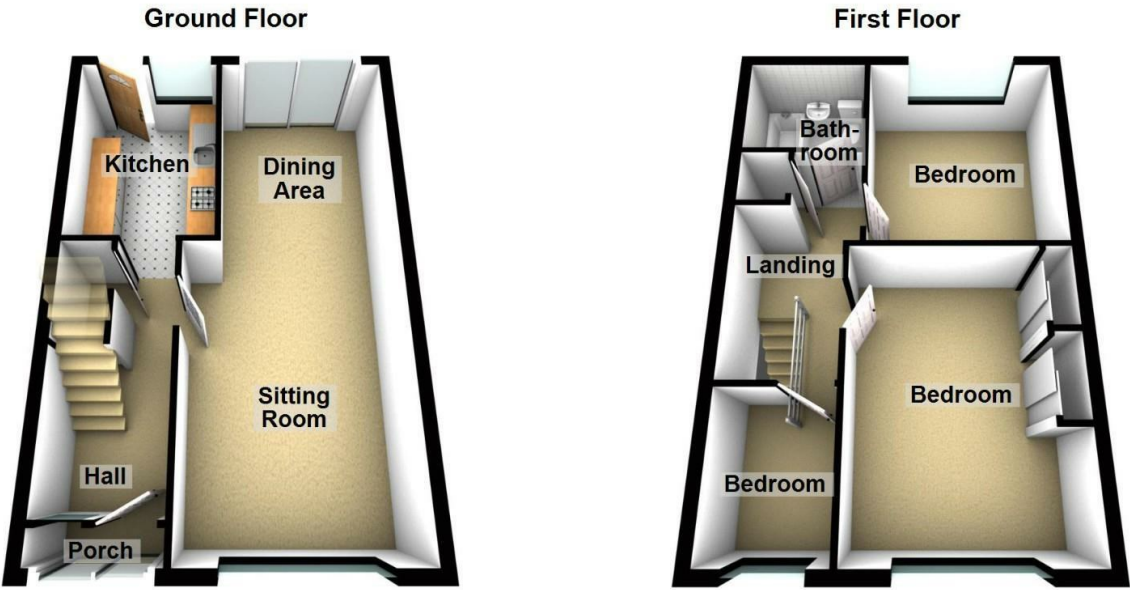














Total area: approx. 83.1 sq. metres (894.1 sq. feet)

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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