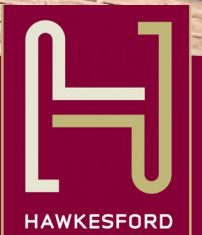




Jasmine Grove, Leamington Spa

£325,000





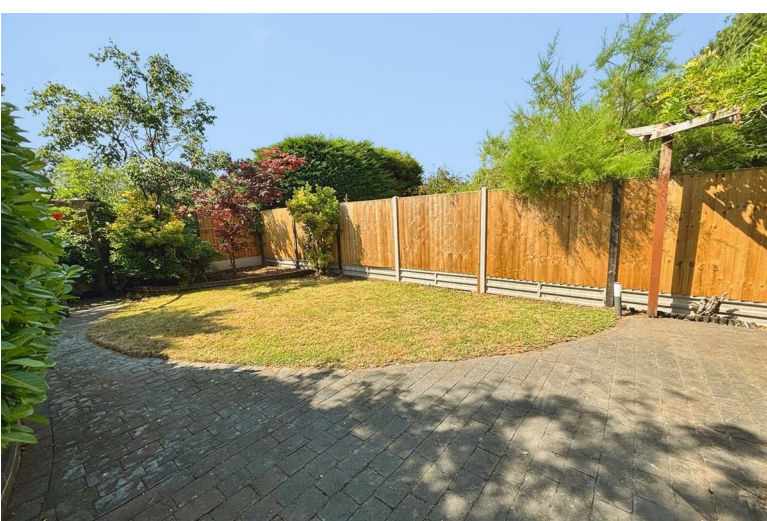
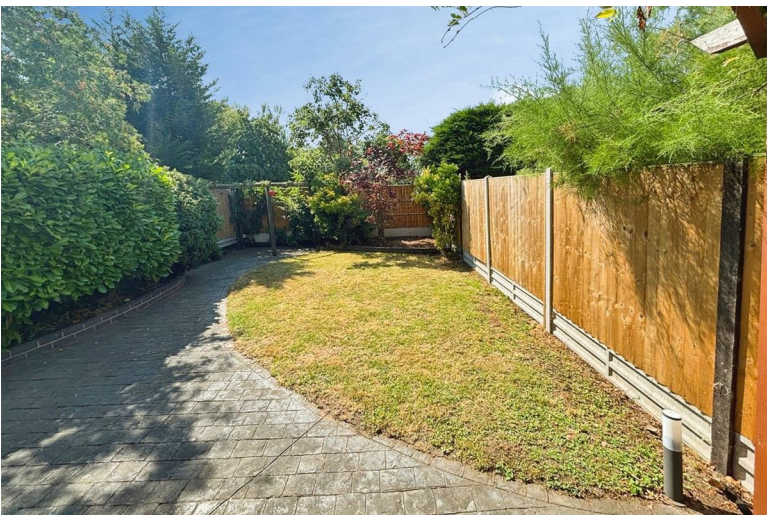


A TWO BEDROOM SEMI DETACHED HOUSE
WITH NO ONWARD CHAIN.









Jasmine Grove is a spacious two double bedroom semi-detached bedroom home with an extended ground floor footprint boasting a modern interior. The property is in an ideal position being situated within a peaceful cul de sac and approximately ten minutes walk from the main town centre of Leamington Spa.

Internal accommodation features a separate entrance hall with staircase ahead and door leading through to a light and bright sitting room complemented by wooden flooring and a neutral decor. To the rear there is a kitchen dining area with a country style kitchen and tiled floor which leads to a full width conservatory extension allowing views on to the secluded rear garden.

Upstairs there are two good sized double bedrooms with the master being full width, which incorporates dual windows and a walk in wardrobe area. There is a family bathroom with a neat white suite with shower over bath and a window to the rear.

Externally the front and rear gardens are mainly laid to lawn with established shrub plants and trees. There is a patio area for outside dining/ entertaining and a wooden garden shed for storage. To the front there is a flagstone driveway allowing parking for two cars.

The location is within good distance of schools and commuter routes to the midland motorway networks and public transport.

We believe this would be an idea first time buy and are please to say that it is being sold with no onward chain!!

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

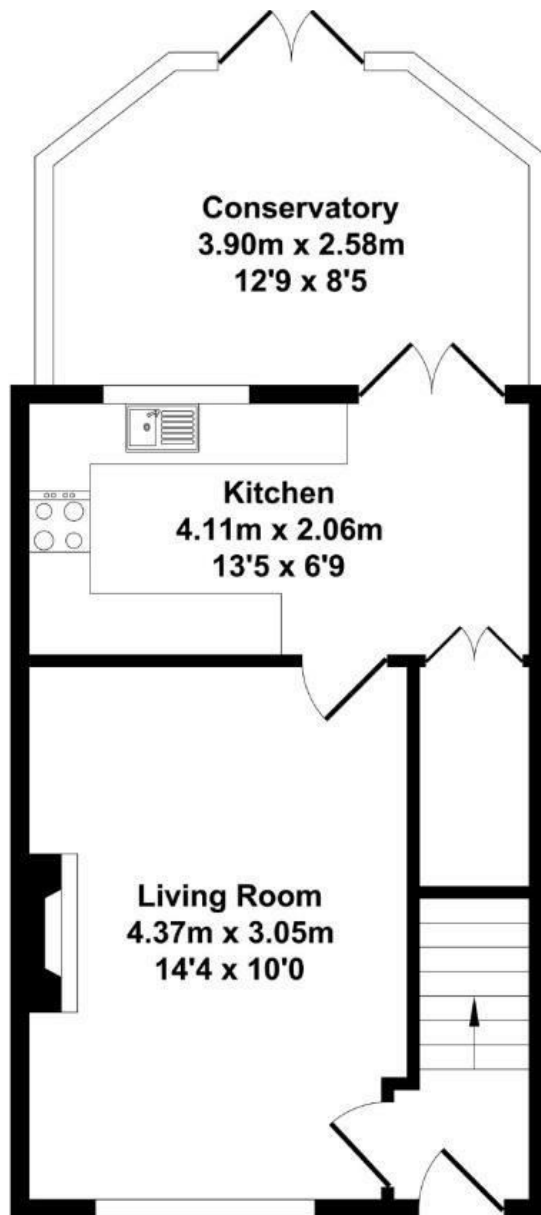
The Council Tax Band is B.

Tenure

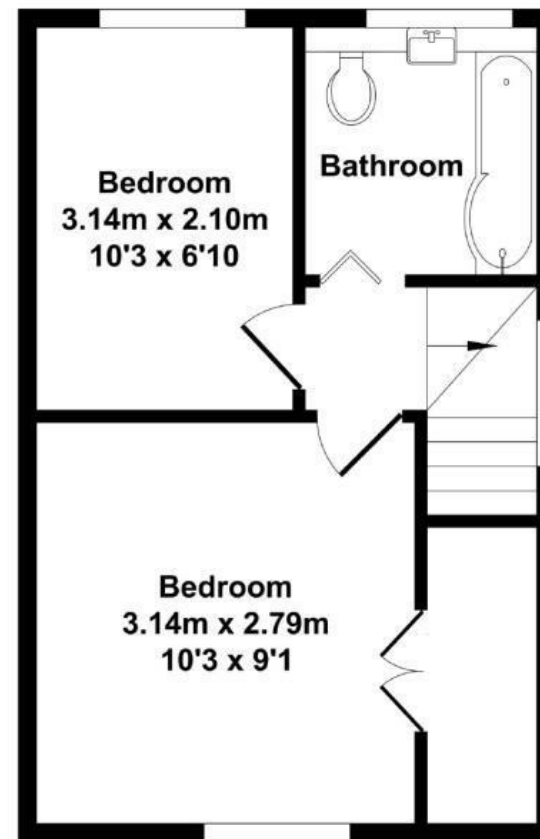
We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Viewings

Strictly by appointment through Hawkesford on 01926 438123



Ground Floor
Approx. Floor
Area 36.63 Sq.M.
(394 Sq.Ft.)



1st Floor
Approx. Floor
Area 26.77 Sq.M.
(288 Sq.Ft.)

All items illustrated on this plan are included in the Total Approx. Floor Area 63.4 Sq.M. (682 Sq.Ft.)

Hawkesford Estate Agents
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