

PALMER CRESCENT, WARWICK CV34 7BD



A must see property. Three bedroom semi detached house with a lot to offer and conveniently located close to good transport links and local amenities.

- 50% Shared Ownership
- Three Bedroom Semi Detached
 - Kitchen Diner
 - Large Living Room
- Family Bathroom, En- Suite, and guest WC
 - Enclosed South Facing Rear Garden
 - Garage with Large Driveway
- Immaculately Presented Throughout
 - Onward Chain Complete
 - EPC - B

3 BEDROOMS

PRICE £207,500

An immaculately presented, three bedroom, semi detached home on this popular development, ideally situated between Warwick and Leamington town centres.

The property for sale is offered as a 50% share and in move in ready condition. The main selling feature about this property apart from the garden, which has been turned in to an outside oasis having had a number of trees and shrubs and large patio put in, creating the perfect entertainment space. Or the larger than average driveway which could comfortably fit three to four cars, is the overall condition and living space the property offers. It really is the ideal home for first time buyers, or even those looking to downsize, and we strongly recommend internal viewings to see exactly why we rate this house so highly.

Property in brief. Entrance Hall, Lounge, Kitchen Diner, Guest WC, Main Bedroom with En-Suite and Walk In Wardrobe, further Double and Single Bedroom, Family Bathroom, South Facing Rear Garden, Single Garage with Large Driveway.

Local amenities are accessible on foot as well as being in the catchment area for a number of well respected primary and secondary schools. Most notably the A46 and M40 are easily commutable as well as Leamington Spa train station which has direct services to London and Birmingham.

Details in Full.

Frontage

At the front of the property there is a tidy front garden, mainly laid to lawn, but also having some established shrubs and bushes. A paved path leads up to the front door, and to the side there is a large tarmac drive allowing off road parking for a number of vehicles with an electric charging station, access into the garage, and access to the side garden gate.

Entrance

Entering the property via a partially obscure glazed front door, the entrance hall has tiled flooring, light point to ceiling, a radiator and access to understairs storage cupboard.

Guest WC 5'8" x 3'1" (1.740 x 0.943)

Off the hall is the guest wc. Having low level flush wc, pedestal wash hand basin with tiled splashback, a radiator, light point to ceiling, obscure glazed window to front elevation and continuation of the tiled flooring.

Lounge 16'11" x 11'2" (5.172 x 3.407)

This spacious room has a real welcoming feeling, having a large bay window to front elevation and glazed doors from the dining area, allowing lots of natural light into the room.

Having two light points to ceiling, a radiator and carpet to floor.

Kitchen Diner 18'3" x 9'5" (5.564 x 2.889)

Continuing through to the rear of the property, the kitchen diner is stunning, again benefitting from the nature light coming in through the window and double patio doors.

With continuation of the tiled flooring, a range of wall and base units finished with an eye catching quartz work surface, breakfast bar and upstand, integrated appliances include Hotpoint four ring gas hob with extractor hood above and electric oven below, fridge freezer, dishwasher and Indesit washing machine. In the kitchen area there are recessed spotlights to ceiling and the Potterton boiler is also housed in here. In the dining area there is a pendant light point to ceiling, wall mounted storage cupboards and a radiator.

Landing

Returning to the entrance hall, carpeted stairs lead up to the first floor landing, having carpet to floor, access to a large storage cupboard, light point and access to loft void to ceiling. The loft is not used.

Main Bedroom 10'9" x 10'7" (3.290 x 3.250)

The luxurious main bedroom has an opulent feel as you walk in, offering ample space for a super king size bed and having a large walk in wardrobe. With carpet to floor, light point to ceiling, window to front elevation and a radiator.

En-Suite 4'11" x 7'3" (1.509 x 2.229)

maximum measurements

The en-suite has a large walk in shower cubicle, low level wc with built in cistern, wall mounted wash hand basin with tiled splashback, two wall mounted mirror fronted cabinets, obscure glazed window to front elevation, chrome wall mounted heated towel rail, shaver socket, recessed spotlights to ceiling and a tiled floor.

Bedroom Two 8'10" x 11'3" (2.707 x 3.453)

Located at the rear of the property and being another good sized double. Having window to rear elevation, light point to ceiling, a radiator and carpet to floor.

Bedroom Three/Study 9'8" x 6'8" (2.959 x 2.046)

Currently used as a home office, but could be used as a single bedroom or nursery. Also located at the rear and having window to rear elevation, light point to ceiling, a radiator and carpet to floor.

Family Bathroom 6'5" x 6'9" (1.973 x 2.068)

Completing the upstairs is the family bathroom, and having a panelled bath with shower over and tiled surround, low level flush wc with built in cistern, wall mounted wash hand basin with tiled splashback, chrome wall mounted heated towel rail, shaver socket, recessed spotlights to ceiling and a tiled floor.

Rear Garden

Stepping out from the kitchen into the rear garden which is a real sun trap. The current owners have put in a large paved patio area, creating lots of space for entertaining and casual outside seating. The remaining space is mainly laid to lawn, but a number of trees and shrubs have been planted, as well as a decorative stone flower bed. A paved path leads from the patio to the garden gate at the side.

Garage 17'7" x 8'3" (5.377 x 2.525)

Accessed from the drive via a metal up and over door, and benefiting from having power and light.

Viewing

Strictly by appointment through the Agents on 01926 411 480.

Council Tax

We understand the property to be Band D

Services

All mains services are believed to be connected.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Tenure

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

Rent is £608.00 pcm.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

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 and part of an offer or contract. The seller does not take 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 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.



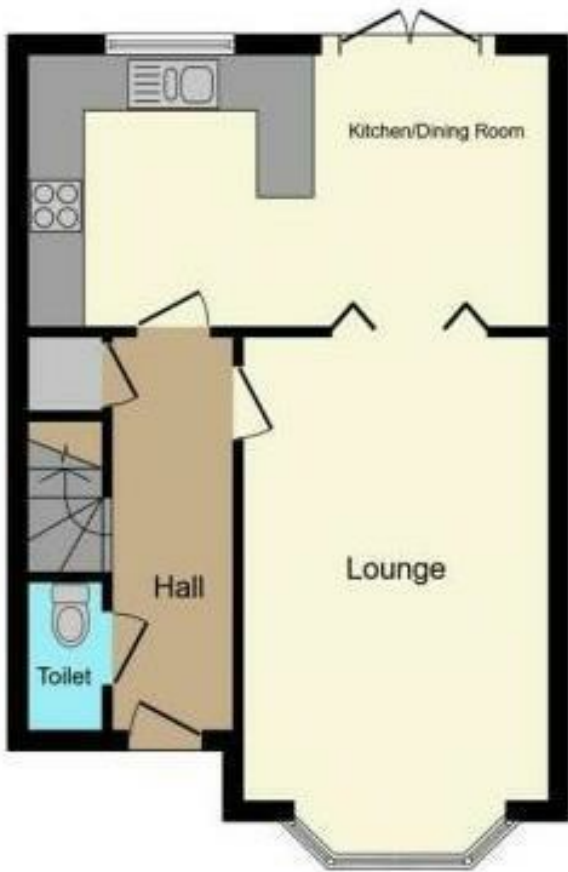












Ground Floor



First Floor

Total floor area 88.2 sq.m. (949 sq.ft.) approx

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(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		

www.hawkesford.co.uk t: 01926 411 480 e: warwick@hawkesford.co.uk