

DANESBURY CRESCENT, LEAMINGTON SPA CV31 1RX



A SPACIOUS THREE BEDROOM BUNGALOW WITH NO ONWARD CHAIN.

- NO CHAIN
- THREE BEDROOMS
 - DRIVEWAY
- SPLIT LEVEL LOUNGE/DINING ROOM
 - KITCHEN
 - BATHROOM
- ATTRACTIVE REAR GARDEN
- OFF ROAD PARKING AND GARAGE
 - MUST BE VIEWED

3 BEDROOMS

PRICE GUIDE £280,000

Being attractively positioned on the edge of the Sydenham estate with an open aspect to the rear, this deceptively well proportioned three bedroom bungalow is offered for sale with the benefit of no onward chain.

Incorporating gas fired central heating notable features of the accommodation include an open plan split-level lounge/dining room together with a substantial main bedroom.

Outside there is an attractive garden to the rear, parking to the front and direct access to the integral garage with the bungalow offering good scope for potential enhancement. Viewing recommended.

Locaion

Sydenham lies around 11/2 miles south-east of central Leamington Spa, there being a useful range of local amenities within Sydenham itself including a medical centre. Regular public transport services operate to town centre amenities, there also being good local road access to neighbouring towns and centres along with the Midland motorway network.

Front

A lawned front garden with borders to front and side along with a concrete driveway providing useful off-road parking as well as giving direct access to the garage.

Entrance Porch/Hallway 4'9" x 3'5" (1.45 x 1.06)

With a light point, radiator and access to the left is the WC.

Cloakroom/WC 4'9" x 2'7" (1.45 x 0.80)

With a fixed window to the side aspect, light point, WC and sink.

Lounge 15'10" x 11'7" (4.85 x 3.55)

Open plan split level with the dining room, light point, fireplace, radiator and double glazed patio doors leading into the rear private garden.

Dining Room 12'0" x 10'10" (3.68 x 3.32)

With two radiators, light point, through access to the living room area and a double glazed patio door leading to the garden.

Kitchen 9'10" x 5'6" (3.01 x 1.68)

Fitted kitchen with a double glazed window to the front aspect, kitchen worktop with multiple storage space above and below, dishwasher, sink, fridge and electric hobs.

Bedroom One 16'0" x 11'11" (4.88 x 3.64)

Benefiting from dual aspect double glazed windows to the side and rear, built in wardrobes, light point and a radiator.

Bedroom Two 11'1" x 9'4" (3.40 x 2.86)

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

Bedroom Three

This space is used as a utility atm, so has space for a washing machine, tumble dryer and large fridge/freezer. With a double glazed window to the rear aspect, light point and a radiator. Vendor open to selling all white goods.

Bathroom 6'11" x 5'4" (2.13 x 1.65)

Benefiting from a walk in shower, double glazed window to the rear elevation, light point to ceiling, sink with storage and a radiator.

Garden

An attractive private garden, with a patio area that has a nice seated area and then there is a well kept garden laid to lawn.

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 D.

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



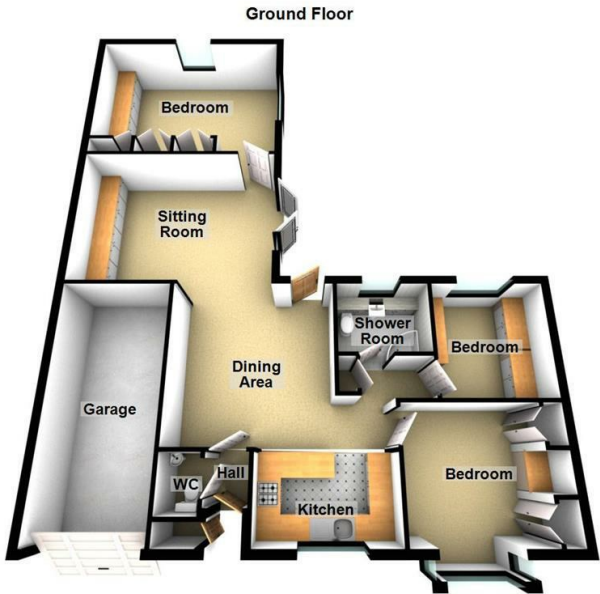












Total area: approx. 99.1 sq. metres (1066.9 sq. feet)

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