HAWKESFORD

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Residential
New Homes
Lettings
Commercial

LLEWELLYN ROAD, LEAMINGTON SPA CV31 2BP

- **THREE BEDROOM SEMI DETACHED**
- **VIEWING CAPACITY REACHED**
- **TWO RECEPTION ROOMS**
- **Driveway Parking**
- **Downstairs WC**
- **EPC D**
- **Available February 24th**
- **EPC: 59 (D)**
- **A Pet by arrangement**

3 BEDROOMS **£1,295**

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*VIEWING CAPACITY REACHED*THREE BEDROOMS; The property comprises a spacious & contemporary kitchen/diner, spacious living accommodation & benefiting from a driveway and workshop, the size of a garage, although access for vehicles is restricted.. The property has the added bonus of being within easy walking distance of Leamington Train station and Town Center.

The property is UNFURNISHED AND VIEWING IS RECOMMENDED

Approach
Via Driveway

Entrance Hall
A welcoming entrance hall with a double glazed door and double glazed window to front elevation, a radiator, oak effect flooring and stairs rising to the first floor landing.

Downstairs WC/Cloakroom
Fitted with a wash hand basin, a WC, oak effect flooring and a double glazed window to side elevation.

Reception Room/Front Room 12'9" x 10'4" (3.91 x 3.15)
A spacious room which can be used to the imagination of the owner, having the versatility to be a lounge, dining room or even office. Comprising decorative feature fireplace, oak effect flooring and a double glazed bay window to front elevation.

Kitchen 15'5" x 14'2" (4.72 x 4.32)
Fitted with wall and base units with complimentary beech wood work surfaces over, incorporating a one and a half stainless steel sink and drainer unit. There is an electric fan oven and five ring gas hob with cookerhood over and a breakfast bar. The kitchen also benefits from an integrated dishwasher, space for a washing machine, space for fridge/freezer, a radiator, tiling to the splash back areas and a double glazed window to side elevation.

Reception Room 2/Garden Room/Lounge 15'0" x 13'11" (4.58 x 4.25)
This room benefits from a radiator, oak effect flooring, large double glazed roof lantern, a double glazed window to side elevation and double glazed patio doors to rear elevation.

Landing
The stairs lead from the hallway, comprising loft access and a double glazed window to side elevation.

Bedroom 1 10'2" x 10'11" (3.12 x 3.35)
A generously sized bedroom comprising a fireplace, radiator, television point and a double glazed window to rear elevation.

Bedroom 2 9'10" x 10'7" (3.02 x 3.25)
A good sized second double bedroom benefitting from a fireplace, radiator and a double glazed bay window to front elevation.

Bedroom 3 6'11" x 6'1" (2.11 x 1.86)
The third bedroom comprises a radiator, the central heating boiler and a double glazed window to front elevation.

Bathroom
Fitted with a three piece suite comprising a wash hand basin, bath with shower over and a WC. The bathroom also benefits from an extractor fan, tiling to the splash back areas and a double glazed window to rear elevation.

Garden
The garden is laid to lawn with a patio area, fully fence enclosed with gated side access and a pond.

Workshop 16'0" x 9'10" (4.9 x 3)
Access for a vehicle tight but may be sufficient for smaller cars.

Holding Deposit
One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 * 12 / 52 = £173)

Tax Band
Council Tax Band 'D' from Warwick District Council.

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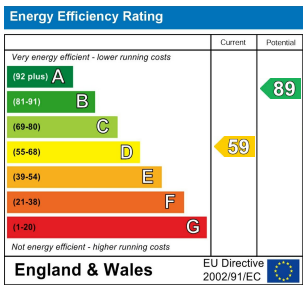
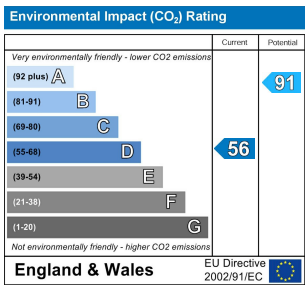
Ground Floor

Floor area 58.0 sq. m. (624 sq. ft.) approx

First Floor

Floor area 44.0 sq. m. (474 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.