

UPPER HILL STREET, LEAMINGTON SPA CV32 5XX



A TWO BEDROOM MID TERRACE PROPERTY IN A HIGHLY SOUGHT NORTH LEAMINGTON TERRACE

- North Leamington location
- Kitchen with appliances
- Lounge with patio doors
- Two double bedrooms
- Off road parking and walking distance to town centre
 - No Chain
 - Driveway
 - Garden
 - Bathroom
- Ideal first purchase

2 BEDROOMS

£295,000

Nestled in the sought-after area of North Leamington Spa, this charming two-bedroom mid-terrace house presents an excellent opportunity for first-time buyers or savvy investors. The property boasts a delightful blend of comfort and convenience, making it an ideal choice for those looking to establish themselves in this vibrant community.

Upon entering, you will find a well-proportioned living space that is both inviting and functional. The two bedrooms offer ample room for relaxation and rest, catering perfectly to small families or individuals seeking a peaceful retreat. The property is further enhanced by a driveway, providing off-road parking, a valuable asset in this popular location.

The garden is a lovely feature, offering a private outdoor space for gardening enthusiasts or a tranquil area to unwind after a busy day. With no onward chain, this home is ready for you to move in without delay, allowing for a smooth transition into your new abode.

Upper Hill Street is ideally situated, providing easy access to local amenities, parks, and excellent transport links. This property not only offers a comfortable living environment but also the potential for future growth in value, making it a wise investment choice.

Location is key here also, with Leamington town centre and its variety of shops and amenities within walking distance.

In summary, this mid-terrace house on Upper Hill Street is a fantastic opportunity for those looking to buy their first home or invest in a property in a desirable area. With its attractive features and prime location, it is sure to appeal to many. Do not miss the chance to make this delightful house your new home.

****More photos will be added in due course****

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













