

## MOAT CLOSE, BUBBENHALL CV8 3BX



**A THREE BEDROOM MID TERRACE HOUSE WITH NO ONWARD CHAIN, LOCATED WITHIN A POPULAR VILLAGE AND A QUIET CUL-DE-SAC.**

- NO CHAIN
- THREE BEDROOMS
- DRIVEWAY
- GARDEN
- LOUNGE
- BREAKFAST KITCHEN
- FIRST FLOOR
- BATHROOM
- VILLAGE LOCATION
- TWO VILLAGE PUBS AND COUNTRYSIDE WALKS

**3 BEDROOMS**

**OFFERS IN THE REGION OF £270,000**

Nestled in the charming village of Bubbenhall, this delightful three-bedroom mid-terrace house presents an excellent opportunity for those looking to create their dream home. With no onward chain, this property is ready for new owners to make their mark.

While the house is in need of modernisation, it boasts significant potential for transformation, allowing you to tailor the space to your personal taste and lifestyle. The layout offers a comfortable living environment, perfect for families or those seeking a peaceful retreat.

The property benefits from a convenient driveway, providing space for two cars. The surrounding area is a haven for nature lovers, with excellent walking routes and picturesque countryside right on your doorstep. Additionally, the village is home to two local pubs, perfect for enjoying a meal or a drink with friends and family.

This property is not just a house; it is a canvas waiting for your vision. With its prime location and potential for improvement, it is an ideal choice for anyone looking to invest in a home in a tranquil setting. Don't miss the chance to explore the possibilities that this property has to offer.

### **Front**

Set nicely back from the quiet cul-de-sac and having a driveway with space for a couple of cars and a front garden.

### **Entrance**

An initial entrance hallway with the lounge to the left and kitchen area straight ahead.

### **Lounge 16'10" x 10'5" (5.15 x 3.18)**

Benefiting from double glazed windows to both the front and back aspect, storage heater and a light point.

### **Breakfast Kitchen 16'10" x 13'0" (5.15 x 3.97)**

Also benefiting from double glazed windows to the front and rear aspect. With two light points, door leading to garden area and a storage heater. There is a space under the stairs for storage and a further storage cupboard.

### **First Floor**

With three bedrooms, a bathroom and WC. A double glazed window at the top of the landing overlooking the garden and a loft hatch. With a built in storage cupboard.

### **Bedroom One 13'0" x 9'8" (3.97 x 2.96)**

With a double glazed window to the front aspect, built in storage cupboard, storage heater and light point.

### **Bedroom Two 11'3" x 10'4" (3.43 x 3.17)**

With a double glazed window to the front aspect, storage heater, built in storage cupboard and a light point.

### **Shower Room 5'6" x 5'1" (1.68 x 1.55)**

A modern and fairly recently installed shower room, with a heated towel rail, walk in shower, light point, sink and double glazed window to the rear.

### **WC 5'11" x 2'3" (1.82 x 0.70)**

With a WC, light point and double glazed window to the rear.

### **Bedroom Three 9'10" x 6'11" (3.00 x 2.13)**

With a double glazed window to the rear aspect, light point and a storage heater.

**Garden**

Generous sized family garden with an initial elevated patio area, leading to the garden which is laid to lawn. Space for a shed and outside storage and there is a back gate leading to a back alley for access from the rear.

**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 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.

**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







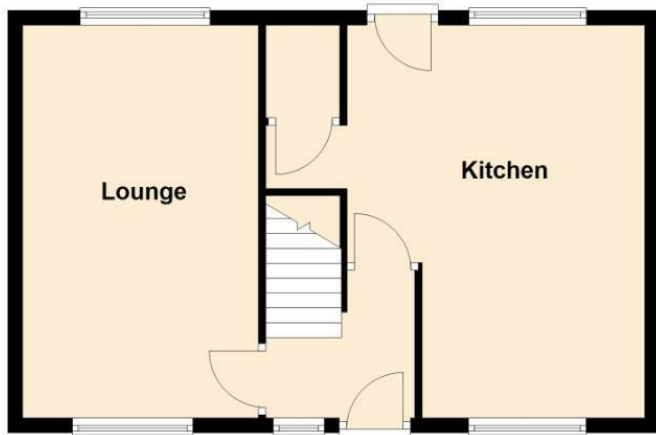






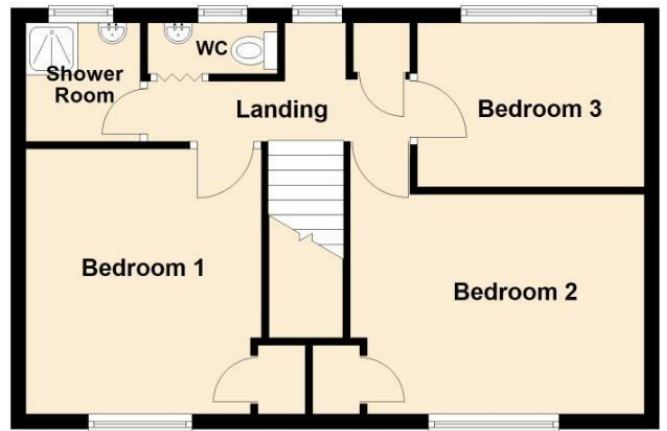
**Ground Floor**

Approx. 44.5 sq. metres (478.8 sq. feet)



**First Floor**

Approx. 44.1 sq. metres (474.2 sq. feet)



Total area: approx. 88.5 sq. metres (953.0 sq. feet)

This Plan is for illustration purposes only.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>79</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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