

# Upper Holly Walk, Leamington Spa

£375,000

HAWKESFORD



















**No Onward Chain** Nestled in the desirable area of The Grange on Upper Holly Walk, Leamington Spa, this charming three-bedroom terraced mews property presents an excellent opportunity for both families and professionals alike. With no onward chain, this home is ready for you to move in and make it your own.

The inviting living spaces are complemented by a nice sized private garden, perfect for enjoying the outdoors or entertaining friends and family. Additionally, the home overlooks a pleasant green area at the front, enhancing the tranquil atmosphere. The property also benefits from having a garage en-bloc.

The central location of this property means you are just a short walk away from the vibrant town centre of Leamington Spa, where you can enjoy a variety of shops, cafes, and local amenities.

This delightful home combines comfort, convenience, and charm, making it an ideal choice for those looking to settle in a sought-after area. Don’t miss the chance to view this lovely property and envision your future in this wonderful community.

**Please note, some photos have been dressed using AI, in order to showcase potentially what the property could look like. The property is currently empty**

Entrance Hall
The property is accessed via a white obscure glazes UPVC front door which leads into an entrance vestibule. There is black slate effect tiling to floor, central heating radiator, coat hooks and door leading into:

Downstairs WC
Black slate effect tiling to floor, white tiling to walls with dark blue border tile. There is a white low level WC, white wash hand basin with mirror to wall above, heated towel rail and obscure glazed window to front elevation.

Living Room
24'11" x 12'07"
(at the widest point not including bay, and narrowing down to 24'11 x 8'00 or 7.59m x 2.44m) With wooden laminate to flooring and neutrally decorated to walls and ceiling. There is a bay window to front elevation with blinds and shelving to either side. There is a door leading into the kitchen, which is also accessed via an open archway.

Kitchen
7'08" x 11'03"
The kitchen is tiled to floor in a black slate effect tile with a range of white base and wall units with chrome bar handles and black melamine work surface. There is a black sink with matching drainer and brushed chrome mixer tap. Appliances include an integrated electric oven with electric hob and extractor fan, freestanding fridge freezer and washing machine. There is a larder/under stairs storage area with shelving.

Bathroom
6'03" x 5'06"
Grey slate effect tiling to floor and white tile to half height with white painted walls above with a light blue border tile and window to rear elevation. The bathroom is tiled to full height around bath/shower area in the same light blue border tile and a white suite comprising wash hand basin with extending mirror, low level WC, bath with shower over and heated towel rail.

Bedroom Two
9'07" x 9'06"
Carpeted to floor and neutrally decorated to walls and ceiling with gas central heating radiator and window to rear elevation, built in wardrobes with hanging space, shelving and blanket storage.

Bedroom One
13'03" x 14'04"
(into bay window) Carpeted to floor and neutrally decorated to walls and ceiling with gas central heating radiator and window to front elevation. There are built in wardrobes with hanging space, shelving and blanket storage.

Bedroom Three
6'22" x 10'00"
(full length of room, or from cupboard 6'22 x 7'11 or 2.39m x 2.41m) Carpeted to floor and neutrally decorated to walls and ceiling with gas central heating radiator, window to front elevation and built in storage cupboard.

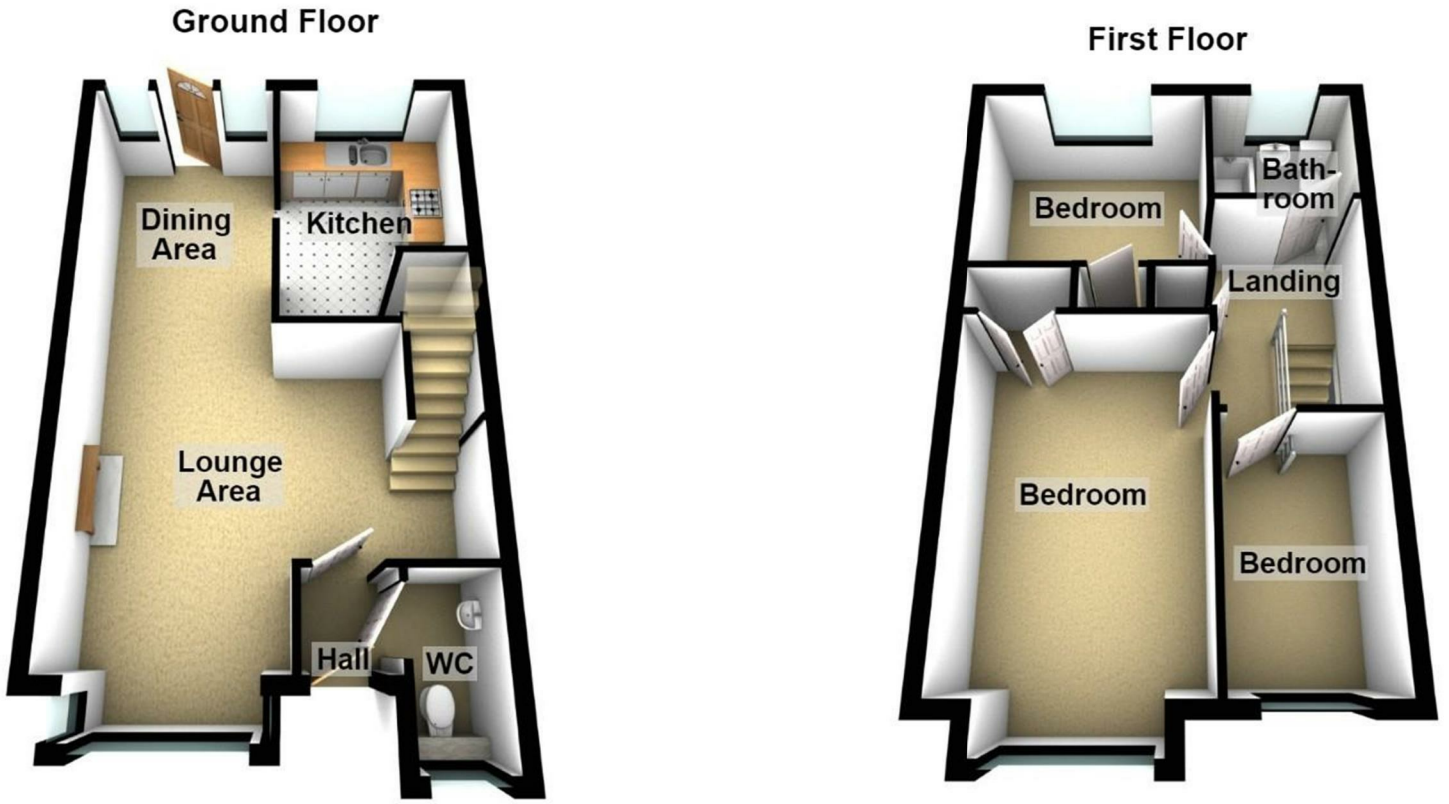
Outside
To the front of the property there is a lawn area with a footpath leading to the front door.

To the rear of the property, there is a paved patio area, path leading to the bottom of the garden with a lawn area and borders with stone edging detail. At the bottom of the garden there is a decked area and there is gated access to the rear of the property to the garage.

Garage
En bloc with up and over door.

Tax Band
Council Tax Band D

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.




Total area: approx. 77.6 sq. metres (835.7 sq. feet)




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