



Laburnum Grove | Warwick | CV34 5TG



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Hawkesford are delighted to bring to the market this well maintained, three bedroom family home in a popular residential area.

The property is fully double glazed and benefits from gas central heating throughout. You enter through the porch which in turn leads into the hallway. Off the hallway is the living dining room and the utility room. The ground floor is finished off by the modern fitted kitchen.

Upstairs there are two double bedrooms and a single bedroom as well as a shower room.

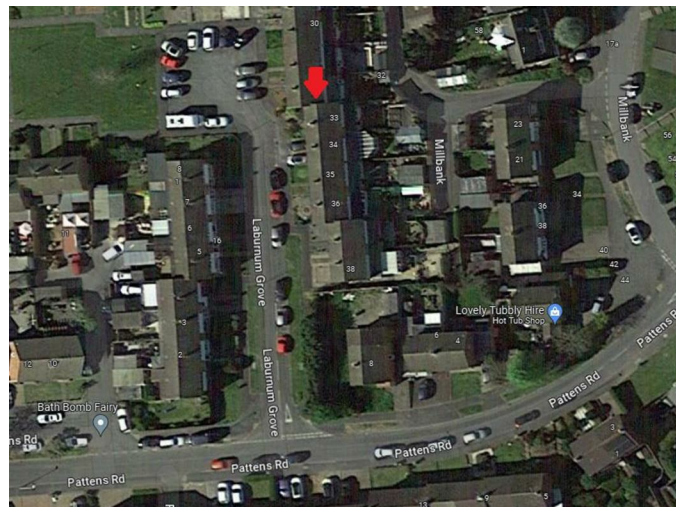
Outside to the rear is a hard landscaped garden where there is the ability to put in off street parking (STPP).

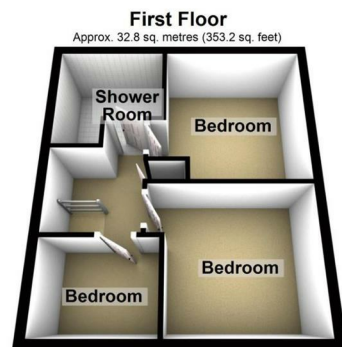
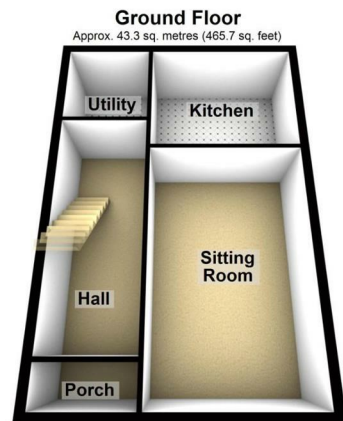
This home needs to be viewed to appreciate the size and location. Call the Warwick office today to book your viewing.



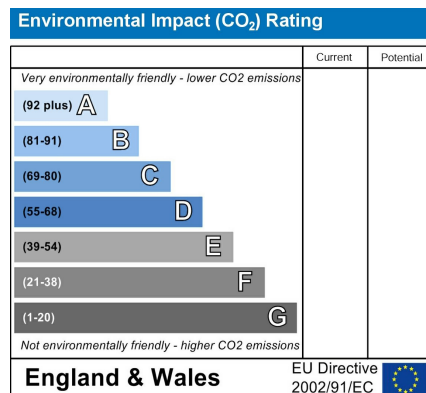
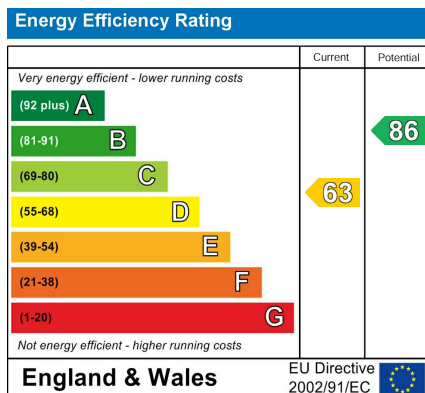
Located in a quiet cul de sac in-between Warwick and Leamington town centres. Ideally situated for Warwick train station and hospital which are both walkable. There is also a parade of local shops for your day to day needs as well as a Tesco supermarket within easy access.

Offered with no upward chain this would be an ideal first time buy or investment property.





Total area: approx. 76.1 sq. metres (818.9 sq. feet)



Entrance

Entrance to the property is via an aluminium framed, sliding door which leads in to the entrance vestibule. Having carpet to floor, exposed bricks walls and light point to ceiling. Obscure glazed, wooden framed door leads in to the entrance hall, being carpeted to floor and with neutral décor to walls and ceiling, light point to ceiling, gas central heating radiator, electric socket and a phone point. Low level, white painted door houses useful under stairs storage and there are carpeted stairs leading up to the first floor landing.

Living Dining Room

17'9" x 10'11"

Carpeted to floor and with neutral décor to walls and ceiling. Large, white UPVC double glazed window to front elevation with gas central heating radiator below with an additional gas central heating radiator fitted. Two light points to ceiling, electric sockets, TV point and coal effect gas fire.

Kitchen

10'5" x 8'5"

Having tile effect cushioned flooring and with neutral décor to walls and ceiling and a tiled splash back, large white UPVC double glazed window to rear elevation, gas central heating radiator, electric sockets, fused switches and a fluorescent light point to ceiling. The kitchen is fitted with a range of base and wall units with a wood effect frontage, brushed chrome handle and a granite effect, melamine work surface and peninsula. Fitted with a built in double electric oven, four ring gas hob with extractor over, stainless steel sink with matching drainer and chrome hot and cold mixer tap, space and plumbing for washing machine and slimline dishwasher. Integrated, floor standing gas central heating boiler.

Utility Room

Continuation of the flooring and décor as in the kitchen, obscure glazed, UPVC double glazed door to rear elevation giving access out in to the garden and a UPVC double glazed window to rear elevation, fluorescent light point to ceiling, gas central heating radiator, space for full height fridge freezer, space for tumble dryer and a double, wooden, louvered cupboard providing useful storage.

From the entrance hall, carpeted stairs lead up to the first floor landing where there is a continuation of the carpet and décor, light point and loft access to ceiling, white painted doors leading in to all rooms and a slim line door houses the airing cupboard with a lagged hot water tank and slatted shelving.

Bedroom One

9'8" x 9'4"

Carpeted to floor and with neutral décor to walls and ceiling. Large, white UPVC double glazed window to front elevation with gas central heating radiator, light point to ceiling, various electric sockets and a phone point.

Bedroom Two

10'11" x 9'9"

Carpeted to floor and with neutral décor to walls and ceiling. Large, white UPVC double glazed window to rear elevation with gas central heating radiator below, light point to ceiling, various electric sockets and a TV point.

Bedroom Three

6'8" x 7'5"

Carpeted to floor and with neutral décor to walls and ceiling, white UPVC double glazed window to front elevation with gas central heating radiator below, light point to ceiling, various electric sockets.

Shower Room

5'5" x 6'2"

Cushioned flooring and with walls being tiled to full height in white tiles with a glass border tile, obscure glazed, UPVC double glazed window to rear elevation, light point to ceiling and gas central heating radiator. Fitted with a white low level WC, walk in corner shower with chrome shower controls and attachments and a white vanity unit with double cupboard, white basin and chrome hot and cold taps.

Outside

To the rear of the property is a fully enclosed, East facing, hard landscaped garden with shed outside tap and light. Steps lead down to a full height gate. Where the shed is located could potentially be turned in to a parking space subject to planning permission.

To the front is a hard landscaped fore garden with ramp to front door.

Services

All mains services are believed to be connected.

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.

Council Tax

We understand the property to be Band C.

Special Note

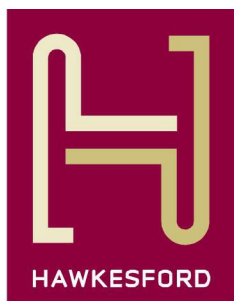
All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

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 and part of an offer or contract. The seller does not take 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 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.

Viewing

Strictly by appointment through the Agents on 01926 411 480.



1 The Hughes, 24 - 26 Swan Street, Warwick, CV34 4BJ
warwick@hawkesford.co.uk

01926 411 480 www.hawkesford.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.