

Haddon Road, Leamington Spa

Offers In Excess of £300,000

HAWKESFORD























A three-bedroom semi-detached home offered to the market with no onward chain, situated in the popular area of Lillington, just north of Leamington Spa town centre.

The property offers well-proportioned accommodation arranged over two floors, comprising a kitchen, living room and separate dining room to the ground floor, with three bedrooms and the family bathroom upstairs.

Outside, the property benefits from a good-sized front garden and driveway providing off-road parking. To the rear is a particularly generous garden, with a number of useful outbuildings including a coal shed and further storage sheds.

The property is perfectly liveable in its current condition, while also offering plenty of scope for modernisation and the opportunity for a new owner to put their own stamp on the home.

With its spacious garden, off-road parking, three bedrooms and convenient location close to Leamington Spa town centre, this would make an ideal first-time purchase or family home.

Being offered with no onward chain, early viewing is recommended.

FRONT
A driveway provides off-road parking, with a front garden laid to lawn and convenient side access leading through to the rear garden.

ENTRANCE
Access to the lounge area is to the right, kitchen is straight ahead and the first floor stairs to the left. There is under stair storage.

SITTING ROOM
13'2" x 12'0"
With a double glazed window to the front aspect, light point, radiator and arch access to the dining room.

DINING
10'5" x 9'7"
Patio doors through to the garden area, light point, radiator and a door into the kitchen area.

KITCHEN
10'7" x 9'11"
Having a double glazed window to the rear aspect and a door leading to the garden. A light point, space for all white goods and a kitchen worktop that has storage units above and below.

FIRST FLOOR
With three bedrooms, bathroom and a WC. There s a hatch for loft access.

BEDROOM ONE
12'0" x 10'10"
With a double glazed window to the front aspect, light point and a radiator.

BEDROOM TWO
10'1" x 9'8"
With a double glazed window to the rear aspect, light point and a radiator.

BEDROOM THREE
9'7" x 8'11"
With a double glazed window to the front aspect, light point and a radiator.

WC
With a WC and double glazed wndow to the rear - adjacent to bathroom - could be knocked through.

BATHROOM
6'9" x 6'2"
With a double glazed to the rear aspect, bath wth shower attachment, light point and a radiator.

GARDEN
A particularly generous and well-maintained rear garden, mainly laid to lawn and offering excellent outdoor space. The garden benefits from a coal shed and additional storage sheds, providing ample practical storage

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.

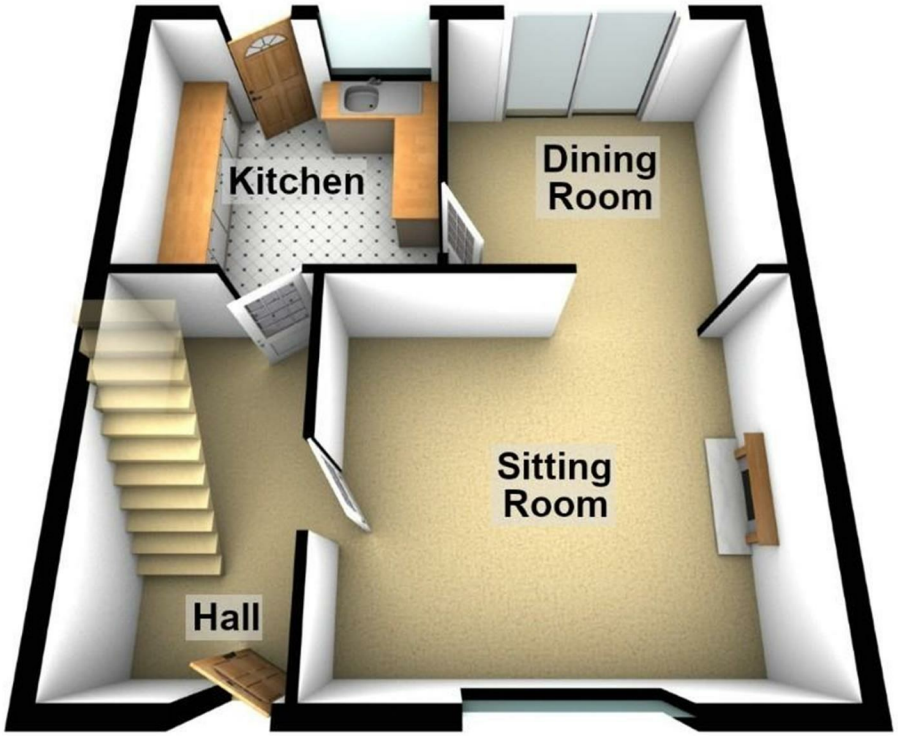
Services
All mains services are believed to be connected.

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.

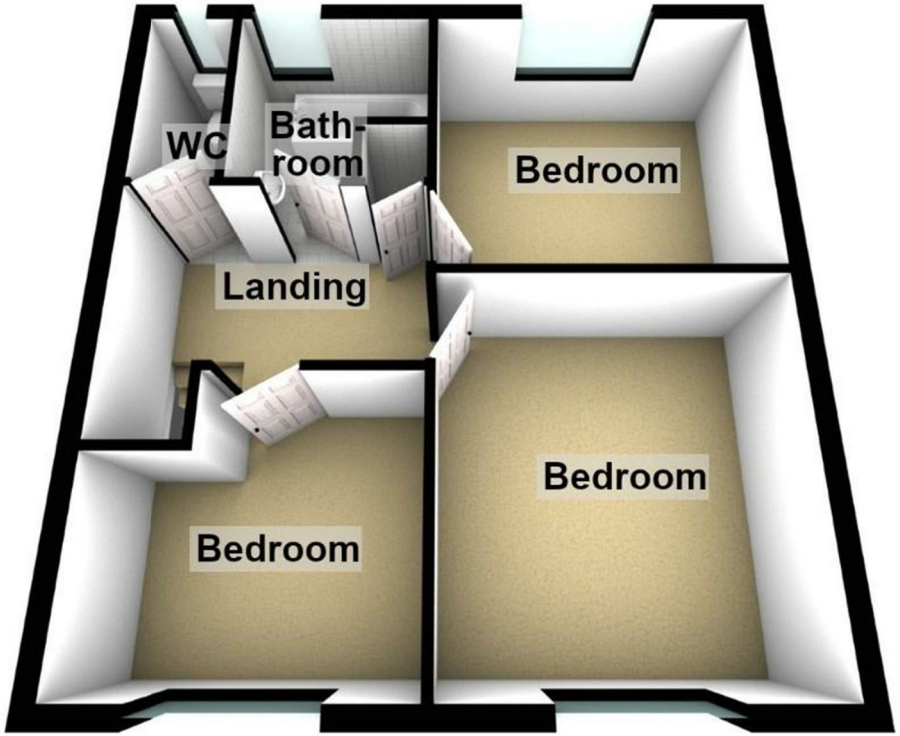
Council Tax
We understand the property to be Band C

Viewing
Strictly by appointment through the Agents on 01926 411 480.

Ground Floor



First Floor



Total area: approx. 86.5 sq. metres (931.1 sq. feet)



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