



153 Greenwood Court

Leamington Spa **CV32 4JY**

Offers In Excess Of £400,000

153 Greenwood Court

Upper Holly Walk

HIGHEST AND FINAL OFFERS BY 12 NOON ON THURSDAY 26TH MAY.

This three storey end terraced property is conveniently located only a stones throw from the town centre of Leamington Spa yet affords countryside views to the front aspect. Situated on Upper Holly Walk to the north of the town centre, the property is entered via a storm porch into the entrance hall giving access to a ground floor w/c and open plan dining kitchen. The first floor offers an open plan and well proportioned reception room with large full width windows to both front and rear aspects flooding natural light within. The second floor has three bedrooms and a family bathroom. Externally the property benefits with a driveway and garage to the front and a good sized rear garden.

LOCATION

Greenwood Court is situated on Upper Holly Walk, which is less than ½ mile from the heart of Leamington Spa town centre. Newbold Comyn is on the doorstep to the front which offers a wide range of sporting and social facilities. It is also well connected for communication links, Leamington Spa railway station is just one mile away and the major road networks closely.

ON THE GROUND FLOOR

STORM PORCH

0.71 x 0.61 (2'4" x 2'0")
Constructed of brick and double glazed windows and doors with tiled flooring, storage cupboard to one side, wall light and access to the main front door.

ENTRANCE HALLWAY

4.37 x 1.45 (14'4" x 4'9")
With stairs rising to the upper floors, tile effect vinyl flooring, storage cupboard, further storage beneath staircase with plumbing for washing machine, wall mounted lighting, central heating radiator and door leading to:-

CLOAKROOM / WC

0.79 x 1.40 (2'7" x 4'7")
Having tiled flooring and half height tiled walls with modern suite with low level flush WC, wash hand basin, high level double glazed opaque window and central light point.

DINING KITCHEN

4.85 x 3.07 (15'11" x 10'1")
This open plan dining kitchen has a range of fitted wall and base units with complementary roll top work surfaces, inset one and half drainer sink with mixer tap, tiled splash backs. There is an integrated dishwasher and space for a range cooker and fridge freezer. The flooring has continued tile effect vinyl in a contemporary grey design, spot lights in the kitchen area and central light point within the dining room together with a central heating radiator. There is a large double glazed window over looking the garden and also double doors.

ON THE FIRST FLOOR

LANDING

1.96 x 0.84 (6'5" x 2'9")
With stairs rising to the second floor, central light point and doors into:-

LIVING / DINING ROOM

8.33 x 4.85 (27'4" x 15'11")
A versatile through living / dining room with triple aspect double glazed windows to front, rear and side aspects. To one side there is a living room with TV point, central heating radiator and spot lights and to the other a dining room with central light point, central heating radiator.

ON THE SECOND FLOOR

LANDING

2.87 x 2.77 (9'5" x 9'1")
With vaulted ceiling and exposed timber frames having two velux style roof windows, concealed spot lights and wall mounted lighting and doors leading off to:-

BEDROOM ONE

4.85 x 2.87 (15'11" x 9'5")
A large double bedroom with lovely country views via two large double glazed windows. There is also a fitted wardrobe for storage, central light point and central heating radiator.

BEDROOM TWO

3.35 x 2.34 (11'0" x 7'8")
Located to the rear of the property, this double bedroom has a central heating radiator, central light point and large double glazed window to the rear.

BEDROOM THREE

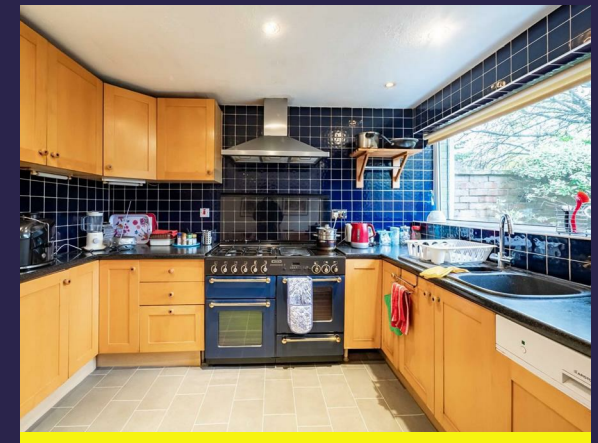
3.33 x 2.44 (10'11" x 8'0")
Located to the rear of the property, this further double bedroom has a central heating radiator, central light point and large double glazed window to the rear.

BATHROOM

Having a modern white suite including a corner bath with shower over, low level flush WC, wash hand basin, mirrored heated towel radiator, spot lighting and tiled flooring and walls.

Features

- End Terraced Home
- Set Over Three Storey
- Walking Distance to Town
- Two Reception Rooms
- Three Bedrooms
- Good Sized Garden
- Downstairs WC
- Driveway & Garage



OUTSIDE

To the front there is a driveway and path leading to the main front door and garage. To the rear accessed from the dining kitchen, this good sized west facing garden with walled perimeter to two sides and gateway entrance. There is a good sized decked patio with a large sections of pebbles and mature stocked borders.

GENERAL INFORMATION

TENURE

Freehold.

SERVICES

We understand that all mains services are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these sales particulars.

COUNCIL TAX

Band D - Warwick District Council.

REF

MRR/MRR/1222/1

DIRECTIONS

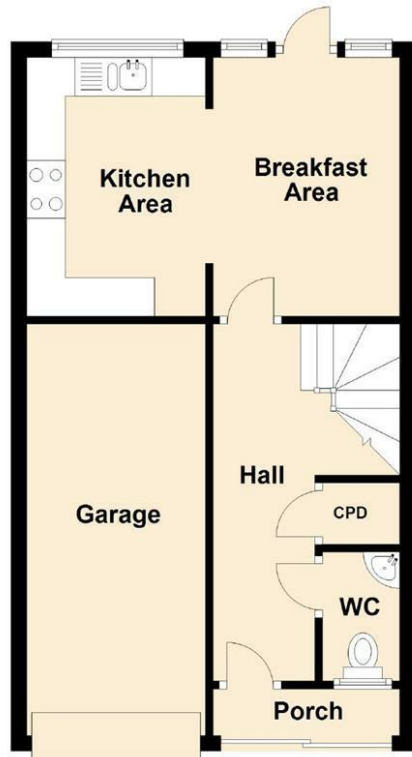
Postcode for sat-nav CV32 4JY.



Floorplan

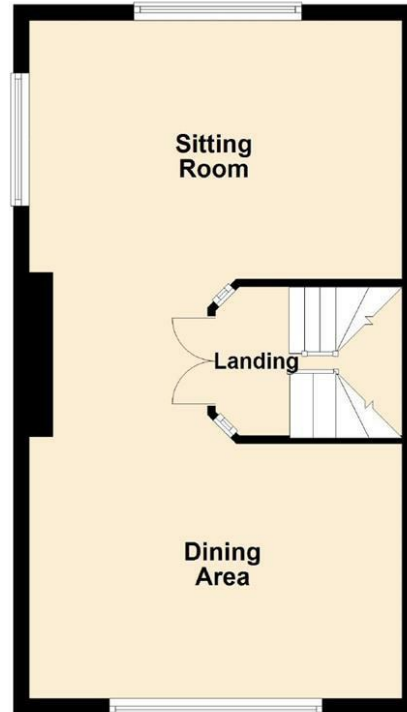
Ground Floor

Approx. 42.3 sq. metres (455.6 sq. feet)



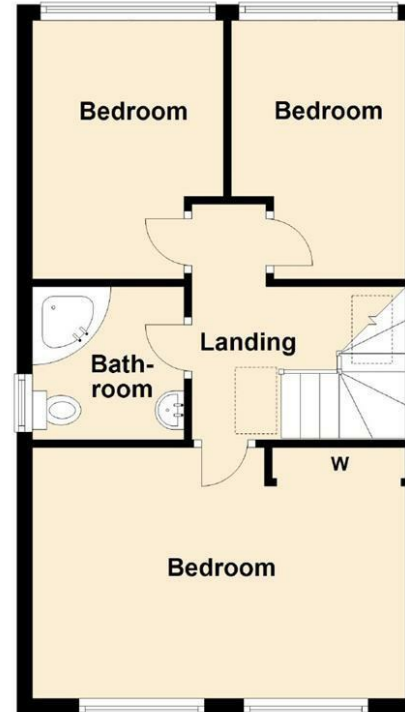
First Floor

Approx. 42.3 sq. metres (455.6 sq. feet)



Second Floor

Approx. 42.3 sq. metres (455.6 sq. feet)



Total area: approx. 127.0 sq. metres (1366.7 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

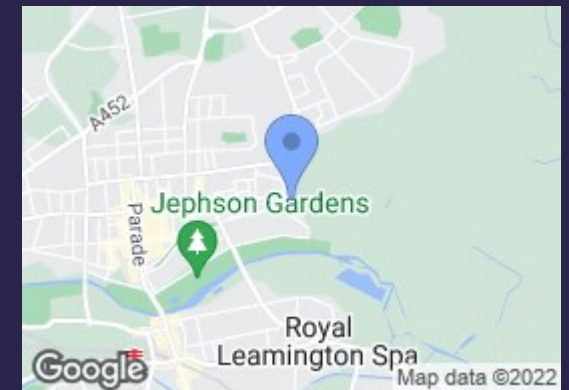
Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band D - Warwick District Council



Energy Efficiency Rating

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

Current rating: 70 (Green C)
Potential rating: 82 (Green B)

Contact us

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Visit us

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