



**40 Calder Walk**

Leamington Spa **CV31 1SA**

Offers In Excess Of £255,000

# 40 Calder Walk

This immaculately presented and deceptively spacious two bedroom modern mid-terraced property is located in the popular Millpool Meadows just south of Leamington Spa town centre, affording easy access to local amenities, the major road network and train station. The property has undergone new decoration, new carpets and has had a new boiler and central heating system installed. The property is entered through a vestibule off which gives access to the well proportioned living/dining room with doors out to the conservatory and in turn garden. There is a well equipped kitchen with a range of storage. The first floor has two double bedrooms and a family bathroom. Externally we have a front garden with borders and lawn and also a good sized rear garden mainly laid to lawn with rear access. There is a large tandem garage accessed to the private road to the side with inspection pit. Finally the property is offered with no onward chain.

## LOCATION

Situated in popular Upper Sydenham, within easy reach of local parks, nature reserve and facilities. Also benefitting with both Primary & Secondary Schools within walking distance and public transport services to the town centre. Calder Walk lies less than two miles south-east of central Leamington Spa, with good local road links available to neighbouring towns and centres as well as the Midland motorway network, with Leamington Spa railway station offering regular commuter rail links to London and Birmingham.

## ON THE GROUND FLOOR

### ENTRANCE VESTIBULE

1.76 x 1.30 (5'9" x 4'3")  
With new carpet, spotlighting, a fully double glazed panelled side window and double glazed door. There is a door leading into:-

### SITTING/DINING ROOM

4.72 x 7.14 (max) (15'6" x 23'5" (max))  
A well proportioned dual aspect reception room with designated spaces for a sitting area and dining. There is a bay window to the front with double glazed windows and large

sliding double glazed doors to the rear. There are two central light points, two wall mounted lighting points, a TV, Cable telephone points, stairs rising to the first floor and door opening into:-

### KITCHEN

3.65 x 2.00 (12'0" x 6'7")  
With a range of wall and base units with roll top work surfaces and inset stainless steel sink, tiled splashback areas, new tile effect laminate flooring and double glazed window and door into conservatory. There is a corner breakfast bar, oven, hob and extractor and further spaces for a large stand up fridge/freezer, washing machine and tumble dryer.

### CONSERVATORY

4.99 x 2.81 (16'4" x 9'3")  
A spacious conservatory with polycarbonate roof, double glazed windows and French doors out to the garden, base units with roll top work surface, laminate flooring and wall mounted lighting.

### LANDING

1.78 x 1.76 (5'10" x 5'9")  
With storage cupboard, loft access point and doors to:-

### BEDROOM ONE

2.99 x 3.82 (9'10" x 12'6")  
A well proportioned double bedroom located to the front of the property with large double glazed window, storage cupboard, central light points and TV & Cable points.

### BEDROOM TWO

2.99 x 3.10 (9'10" x 10'2")  
A further double bedroom located to the rear of the property with large double glazed window, central light point and TV Aerial point.

### BATHROOM

1.75 x 2.05 (5'9" x 6'9")  
With a modern white three piece suite with bath having electric shower over, wash hand basin, low level flush WC, chrome wall mounted electric towel rail, vinyl flooring, tiled walls and spotlighting. There is an opaque double glazed window to the rear aspect.

## OUTSIDE

### GARAGE

Double length garage with extra width, accessed via private road to side of property and includes covered inspection pit.

## Features

OPEN HOUSE 25TH JUNE

Spacious Reception Space

Two Double Bedrooms

Conservatory

Well Presented Throughout

Tandem Garage

Conveniently Positioned

Local Amenities Near



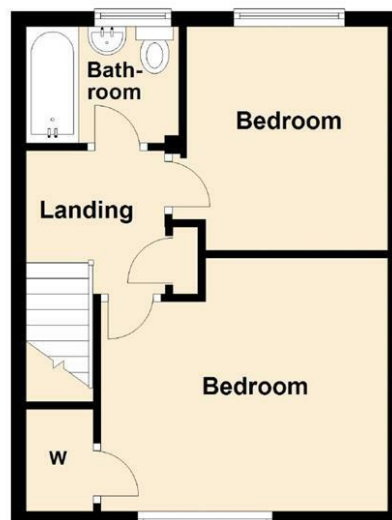


## Floorplan

### Ground Floor



### First Floor



Total area: approx. 77.9 sq. metres (838.9 sq. feet)

## General Information

### Tenure

Freehold

### Fixtures & Fittings

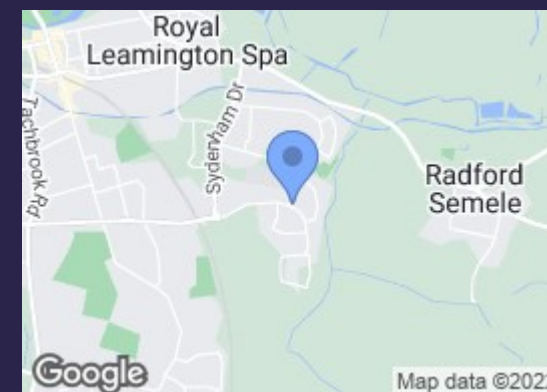
Specifically excluded unless mentioned in these sales particulars.

### 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.

### Council Tax

Band B - Warwick District Council



## Contact us

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## Visit us

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</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>	<b>59</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC