



5 Delamere Way

Leamington Spa **CV32 7BG**

Guide Price £290,000

5 Delamere Way

Being quietly and attractively positioned toward the end of a cul-de-sac, this dormer semi-detached bungalow enjoys lovely views from the front extending towards fields and countryside and is offered for sale with the benefit of no onward chain. The original loft space has been converted to form one large room, originally intended as a master bedroom, but having been more latterly used as a first floor lounge/living room. Elsewhere, the gas centrally heated accommodation now provides scope and potential for up-dating and re-decoration, whilst externally there are gardens to front and rear, together with a driveway providing off-road tandem car parking along with a garage. Overall, the property represents an excellent opportunity to purchase a flexible dormer bungalow of considerable potential within a popular yet tucked-away position.

The property is in need of modernisation.

LOCATION

Delamere Way lies off Parklands Avenue, around two miles north-east of central Leamington Spa. Delamere Way itself forms a small cul-de-sac which is well placed for access to amenities within Lillington including local shops, schools and social amenities. Easy access is also available to the wide range of facilities available within Leamington town centre, there also being good road links available to routes out of the town including those to neighbouring towns and centres and the Midland motorway network, notably the M40. Leamington Spa railway station provides regular rail links to many destinations including London and Birmingham.

ON THE GROUND FLOOR

Replacement panelled style double glazed entrance door opening into-

ENTRANCE HALLWAY

With open tread staircase off ascending to the first floor, two central heating radiators, double glazed window and doors giving access to-

LOUNGE

5.49m x 3.63m (18'0" x 11'11")

With brick faced fireplace/chimney breast which houses a coal effect living flame gas fire, two central heating radiators, access to conservatory and door to-

KITCHEN

2.49m x 2.39m (8'2" x 7'10")

Fitted with units have wood edged trim and comprising base cupboards with drawers and worktops over, further eye level cabinets and upright larder style unit, stainless steel sink unit, inset electric hob with filter hood over, electric oven having cupboards above and below, double glazed window, wall mounted Baxi gas fired boiler and replacement double glazed door giving external access to the side of the property.

CONSERVATORY

3.63m x 2.62m (11'11" x 8'7")

With double glazed windows surrounding, central heating radiator and double glazed French style doors giving external access to the rear garden.

BEDROOM TWO

3.71m x 2.95m (12'2" x 9'8")

With double glazed window to front elevation, central heating radiator and fitted wardrobe/storage extending across one side with sliding doors fronting.

BATHROOM

With tiled walls and white fittings comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, double glazed window, central heating radiator and built-in airing cupboard housing the insulated hot water cylinder.

THE FIRST FLOOR

LANDING

With door giving access to the eaves and further door to-

BEDROOM ONE

5.05m x 4.88m max (16'7" x 16'0" max)

Having been created by conversion of the original loft space in 1980 and originally intended as a master bedroom, but more recently utilised as a first floor living room and having double glazed window to front elevation, taking full advantage of the far-reaching views over fields and countryside from the front of the property, two central heating radiators and further double glazed window to rear. Prospective purchasers should note that there is no record of building regulation control certification for the loft conversion, although the vendor does possess receipts for the work carried out and is prepared to provide an indemnity policy in this respect.

OUTSIDE

FRONT

The property is set behind a largely paved foregarden with a substantial central bedded area planted with an attractive array of varying low-growing heathers and conifers. To the left of the foregarden, a tarmacadam driveway provides off-road parking space for several vehicles in tandem, as well as giving direct vehicular access past the side of the property to-

Features

Semi-Detached Dormer Style Bungalow

Pleasant Cul-de-Sac Location

Country Views From Front

Lounge and Conservatory

Kitchen

Two Bedrooms

Bathroom

Gardens, Parking and Garage

No Chain

DETACHED GARAGE

Being of concrete sectional construction with up and over door fronting.

REAR GARDEN

A pleasant rear garden which is largely paved for ease of maintenance, having deep borders to the perimeter, together with a well proportioned timber garden shed.

DIRECTIONS

Postcode for sat-nav - CV32 7BG.

AGENTS' NOTE

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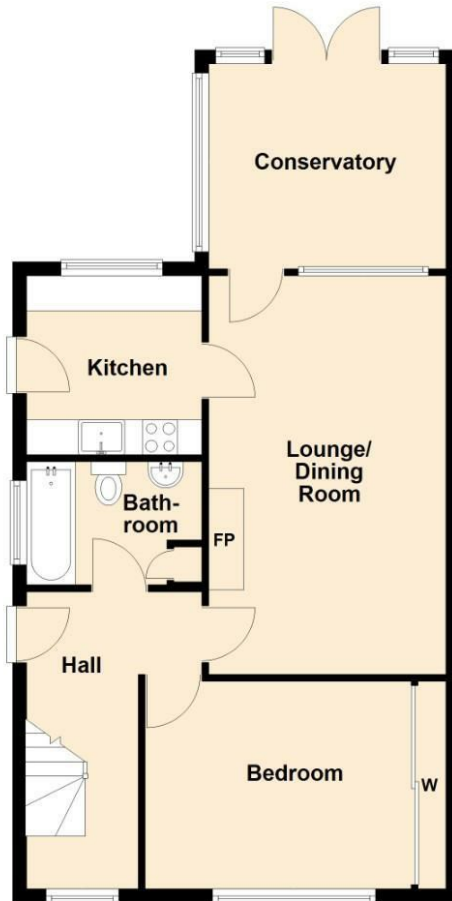




Floorplan

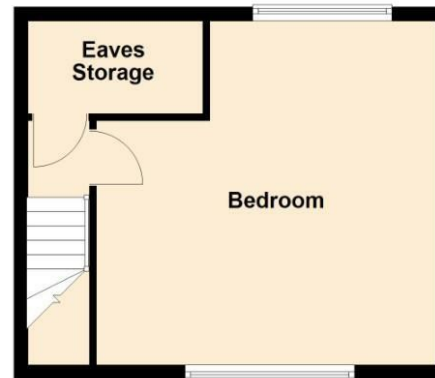
Ground Floor

Approx. 63.1 sq. metres (679.0 sq. feet)



First Floor

Approx. 28.9 sq. metres (310.8 sq. feet)



Total area: approx. 92.0 sq. metres (989.8 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	65	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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