



Manor Road, Leamington Spa, Warwickshire
Offers Over £300,000



Manor Road, Leamington Spa, Warwickshire

Crowhurst Gale Estate Agents are pleased to present to market this traditional bay fronted terraced property situated in the sought after area of Leamington Spa. In brief the property comprises: entrance hall, two reception rooms, kitchen, bathroom and separate w.c to the ground floor. To the first floor there are three bedrooms. The property further benefits from: double glazing, gas central heating, rear garden, garage and a cellar. This property is offered with no onward chain and is a perfect opportunity for anybody looking to make it their own.

Frontage

Various shrubs and plants. Low level rockery wall. Paved path to:

Entrance Hall

Enter via part double glazed front door. Stairs rising to the first floor. Doors to:

Lounge 13'7" into bay x 10'11" (4.16m into bay x 3.33m)

Upvc double glazed bay window to the front aspect, radiator. Gas fire, T.V point.

Dining Room 12'9" x 10'5" (3.89m x 3.18m)

Double glazed window to the rear aspect. Radiator, fitted cupboards. Door down to:

Cellar 13'10" x 11'1" (4.22m x 3.38m)

Steps leading down. Double glazed window to the front. Power and light connected.



Kitchen 10'4" x 7'2" (3.17m x 2.19m)

Part double glazed door to the rear garden. Double glazed window to the side aspect. A range of eye and base level units with work top surfaces, inset one and a half stainless steel sink with drainer and mixer tap over. Fitted four ring gas hob with extractor. Fitted double oven. Space and plumbing for washing machine. Space for fridge/freezer. Wall mounted gas boiler. Two floor to ceiling cupboards. Door to:

Bathroom 6'8" x 4'5" (2.05m x 1.37m)

Obscure double glazed window to the side aspect. Bath with shower fitted over, wash hand basin. Extractor fan, radiator. Door to:

Separate W.C

Obscure double glazed window to the rear aspect. Low level w.c

First Floor Landing

Access to loft space. Fitted cupboard. Doors to:

Bedroom One 11'10" x 11'8" up to wardrobe (3.63m x 3.56m up to wardrobe)

Double glazed window to the front aspect, radiator. Fitted wardrobes.

Bedroom Two 12'4" x 9'3" (3.77m x 2.83m)

Double glazed window to the rear aspect, radiator.

Bedroom Three 10'4" x 7'2" (3.17m x 2.19m)

Double glazed window to the rear aspect, radiator.

Rear Garden

Enclosed rear garden. Paved path leading to patio area. Space for garden shed and green house. Various planting areas. Rear timber gate giving access to garage. Personal door into:

Garage 16'1" x 7'11" (4.91m x 2.42m)

Power and light connected. Up and over door to the front.

Market Appraisal

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

Mortgage Services

Crowhurst Gale Mortgage and Financial Services Ltd can offer professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.



Local Authority
Warwick

Tenure
Freehold

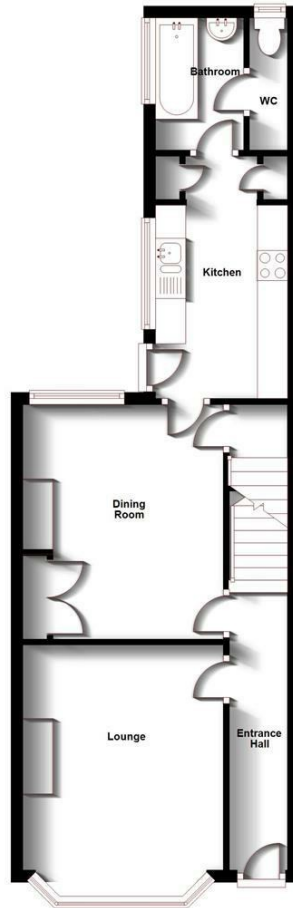
Tax Band
C

Directions For Sat Nav
CV32 7RJ

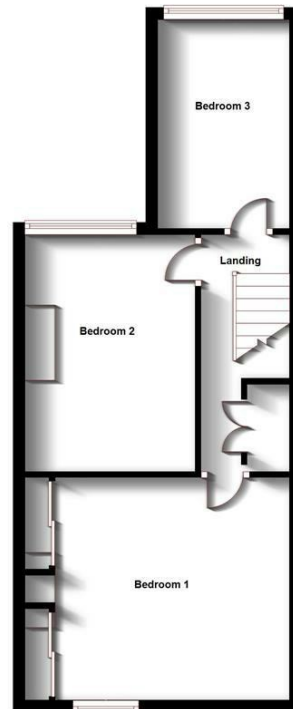
Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266



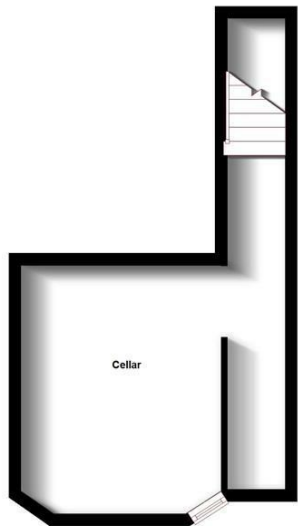
Ground Floor



First Floor



Basement



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ
 Tel: 01788 522 266
 property@crowhurst-gale.co.uk
 www.crowhurst-gale.co.uk

