





Crabb Curtis

39G Thurmaston Court, Kenilworth Road
Leamington Spa | CV32 6JG

Offers In Excess Of: £260,000





39G KENILWORTH ROAD COMPRISES:
The bungalow is approached via a communal driveway leading to a private entrance door opening to:

ENTRANCE HALL
Ceiling light point, radiator with doors leading to;

LOUNGE / DINING ROOM
Sliding patio doors to rear aspect opening to rear shared garden, ceiling light point, coving, two wall-mounted lights, radiator and feature fireplace.

KITCHEN
Window to rear aspect, ceiling light point, partially tiled walls and flooring and a fitted kitchen comprising: range of wall, drawer and base units with inset wash hand basin with mixer tap and drainer unit and space for electric cooker and standing fridge/freezer.

BEDROOM ONE
Window to rear aspect, ceiling light point, coving, radiator and range of built-in wardrobes.

BEDROOM TWO
Window to side aspect, ceiling light point, radiator and built-in wardrobes.

BEDROOM THREE
Window to side aspect, ceiling light point and radiator.

BATHROOM
Ceiling spotlights, partially tiled walls, tiled flooring and a suite comprising of: low-level flush w.c., counter top wash handbasin with mixer tap over, range of storage cupboards and enclosed shower cubicle with glass door.

LOFT
Loft hatch with drop down ladder, available for storage use.

OUTSIDE
The property consists of very well-maintained communal garden and allocated parking space. Garden can be accessed directly from the property.

GARAGE
Accessed via the shared driveway with an up-and-over door to front access.

LEASE
Years remaining: 988
Service Charge: £1,620 per annum

The vendors have provided the information relating to the above. Crabb Curtis would stress that they have not checked the legal documentation to verify the status of the property, or the information provided by the vendors, and would advise any potential buyer(s) obtain verification from their solicitor.

COUNCIL TAX
The vendor has informed us that the property is located within Warwick District Council and is Band D.

TENURE
The vendor informs Crabb Curtis that the property is Leasehold with share of Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their solicitor or surveyor prior to committing to purchase the property.

LOCATION

Kenilworth Road is nestled in the popular North Leamington Spa location. Leamington Spa Town Centre benefits from local amenities including shopping centres, independent restaurants and bars, doctors, dentists, primary and secondary schools along with recreational facilities such as Jephson Gardens.

FIXTURES & FITTINGS

Only those items expressly mentioned in the sales particulars will be included in the sales price.

SERVICES

Crabb Curtis understands from the vendor that all mains drains, gas, electricity and water are connected to the property, but have not obtained verification of this. Any interested party should obtain verification of this information via their solicitor or surveyor prior to committing to the purchase of the property.

REFERRAL FEES

We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

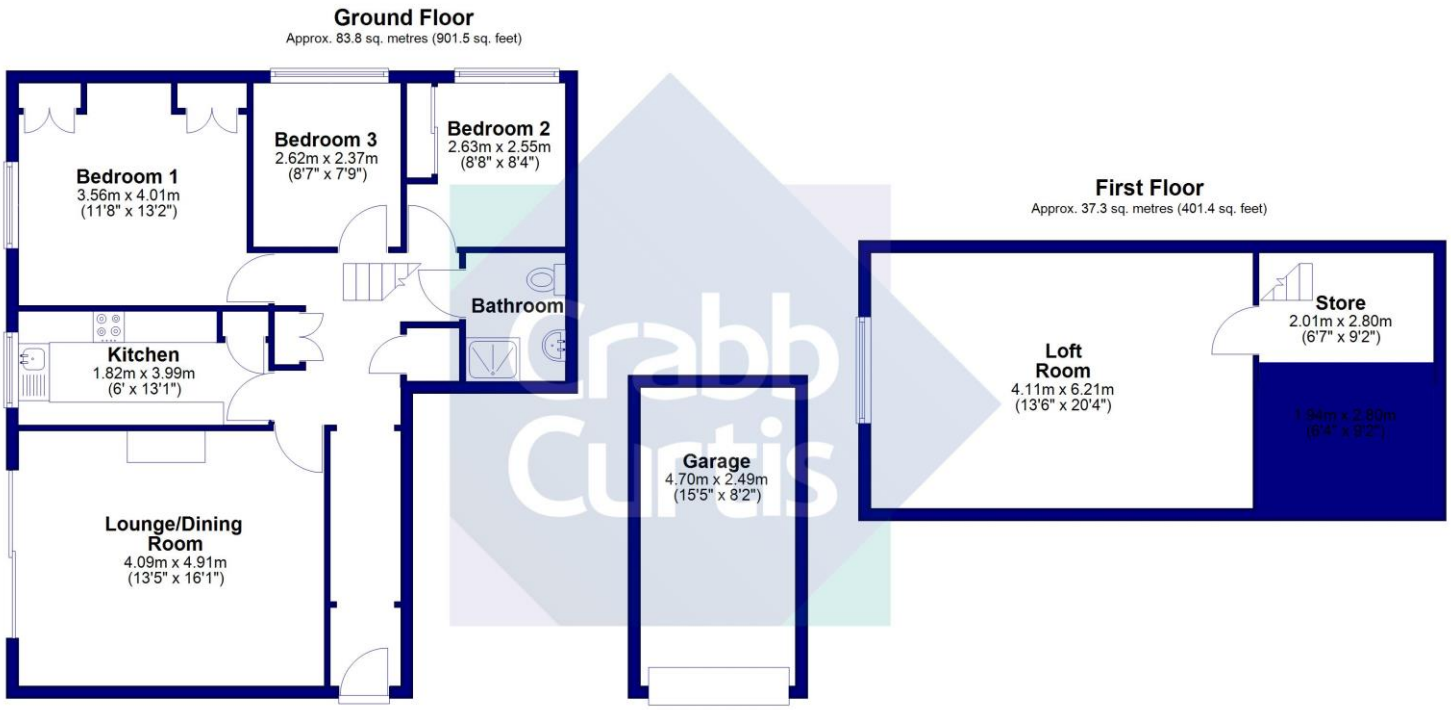
GENERAL INFORMATION

These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained.

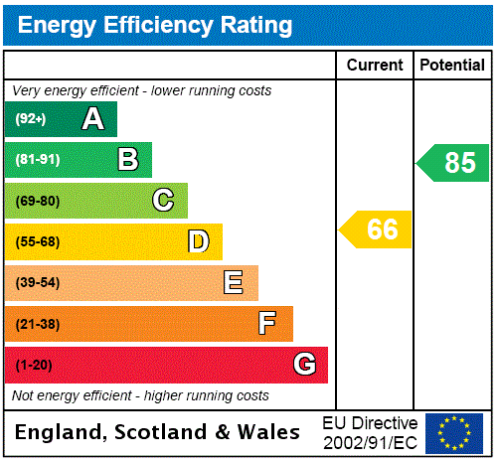
The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any formal intent to purchase.







Total area: approx. 121.0 sq. metres (1302.9 sq. feet)



Viewings:
Viewing by appointment through Crabb Curtis

Office opening times:
Monday – Friday 9.00am – 5.30pm
Saturdays 9.00am – 3.00pm

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.