





Crabb Curtis

7 Endsleigh Gardens, Leamington Spa | CV31 1RG

Offers in excess of : £280,000





7 Endsleigh Gardens, Leamington Spa

A deceptively spacious and well presented bungalow, situated on a quiet residential street to the south of Leamington. Having internal accommodation comprising entrance hall, large living/dining room, modern fitted kitchen, three well proportioned bedroom and a family Shower room. Outside the property benefits from driveway parking an attached single garage and a low maintenance but well proportioned rear garden. No Forward Chain.

Approach

Accessed from Endsleigh gardens via a block paved path leading up to the double glazed front door, which opens into the enclosed porch, from here there is a further internal composite door which opens into the hall.

Hall

The hallway offers easy access to the kitchen, living room, bedroom one and three as well as the family shower room.

Living Room

This incredibly spacious reception room easily provides room for both living and dining furniture and boasts a centrally mounted feature fireplace and large sliding patio door opening into the private rear garden.

Kitchen

Comprising a range of modern shaker style wall and base mounted units with contrasting wood effect work surfaces over with an inset stainless steel sink and drainer and having space provided for an under counter washing machine. The kitchen also benefits from integrated appliances including fridge freezer, gas hob, and high level electric oven. With double glazed bow window and access door leading to the rear garden.

Bedroom One

Accessed from the hall, this generous double bedroom has a large double glazed window and access door looking out to the rear garden and benefits from a range of integrated storage furniture.

Bedroom Two

Another large double room, accessed from the living room and having integrated storage furniture with double glazed window overlooking the rear garden.

Bedroom Three

The third bedroom is a well sized single with front facing double glazed window and built in wardrobe and chest of drawers.

Family Shower Room

The modern family shower room comprises low level W.C, enclosed shower cubicle, and vanity unit mounted wash hand basin with under counter storage and an obscured double glazed window to the side elevation. Within the shower room is an enclosed storage cupboard in here is the modern Worcester combination central heating boiler.

Outside

To The Front

To the front of the property is a low maintenance fore garden with block paving and manicured beds. Sitting alongside this is a driveway enabling off road parking for one car, which leads up to the attached single garage.

Garage

Accessed from the driveway via an up and over garage door, the attached single garage also benefits from both power and lighting.

To The Rear
To the rear of the property is a part lawned, low maintenance rear garden with paved dining terrace. this is accessible from the living room, kitchen and bedroom one and benefits from further lockable gated access to the side and rear.

Agents Notes
The vendor(s) have provided the above information, and Crabb Curtis stress that they have not checked the documentation to verify the status of the property, or information provided by the vendor. Crabb Curtis advise any potential buyer(s) to 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 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.

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

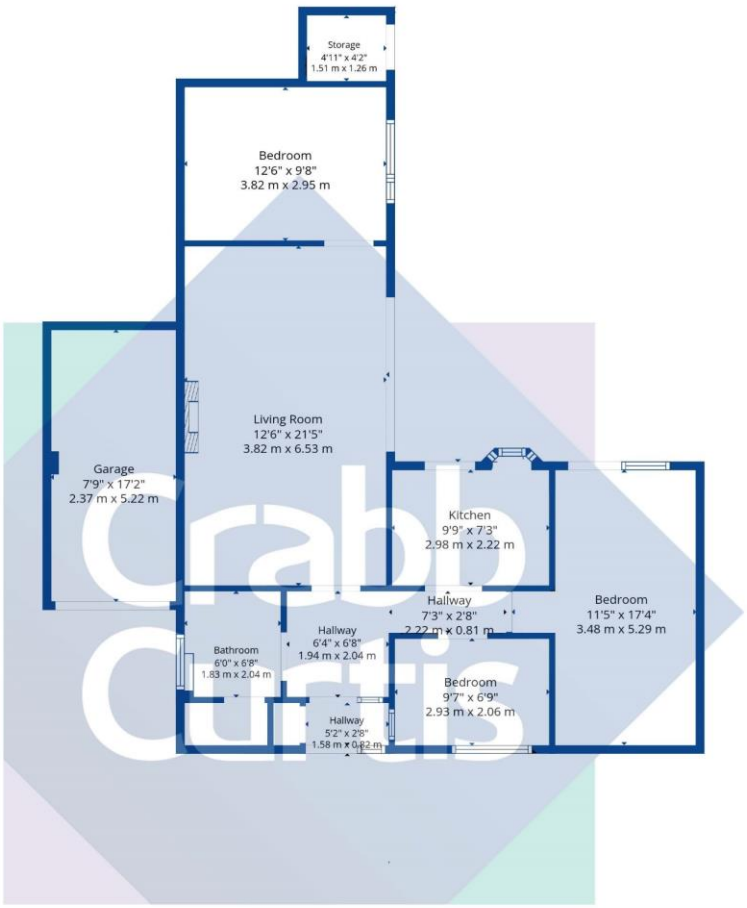
Services
Crabb Curtis understands from the vendor that all mains drains, gas, electricity and water are connected to the property, but have not obtained verification of this. Any interested party should obtain verification of this information via their solicitor or surveyor prior to committing to the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

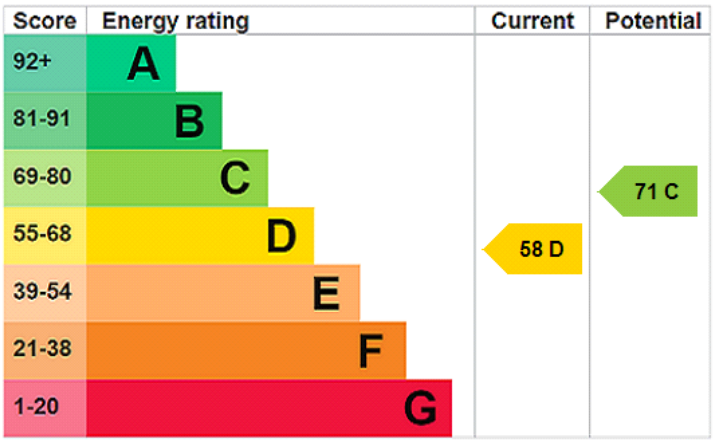






Total: 855 sq. Ft, 79 m2
Ground Floor: 855 sq. Ft, 79 m2
Excluded Areas: Garage: 133 sq. Ft, 12 M2, Storage: 21 sq. Ft, 2 M2, Patio: 229 sq. Ft, 21 M2, Porch: 38 sq. Ft, 4 M2, Bay Window: 3 sq. Ft, 0 M2, Walls: 91 sq. Ft, 10 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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.