



Upper Holly Walk | Leamington Spa | CV32 4JH

€375,000



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Nestled in the desirable area of The Grange on Upper Holly Walk, Leamington Spa, this charming three-bedroom terraced mews property presents an excellent opportunity for both families and professionals alike. With no onward chain, this home is ready for you to move in and make it your own.

The inviting living spaces are complemented by a nice sized private garden, perfect for enjoying the outdoors or entertaining friends and family. Additionally, the home overlooks a pleasant green area at the front, enhancing the tranquil atmosphere. The property also benefits from having a garage en-bloc.

The central location of this property means you are just a short walk away from the vibrant town centre of Leamington Spa, where you can enjoy a variety of shops, cafes, and local amenities.

This delightful home combines comfort, convenience, and charm, making it an ideal choice for those looking to settle in a sought-after area. Don't miss the chance to view this lovely property and envision your future in this wonderful community.



- Mews Style Property
- Central Location
- Well Presented
- Downstairs WC
- Two Double Bedrooms
- One Single Bedroom
- Garage En Bloc
- NO CHAIN
- **Floorplan to be added**



Entrance Hall

The property is accessed via a white obscure glazed UPVC front door which leads into an entrance vestibule. There is black slate effect tiling to floor, central heating radiator, coat hooks and door leading into:

Downstairs WC

Black slate effect tiling to floor, white tiling to walls with dark blue border tile. There is a white low level WC, white wash hand basin with mirror to wall above, heated towel rail and obscure glazed window to front elevation.

Living Room

24'11" x 12'07"

(at the widest point not including bay, and narrowing down to 24'11 x 8'00 or 7.59m x 2.44m) With wooden laminate to flooring and neutrally decorated to walls and ceiling. There is a bay window to front elevation with blinds and shelving to either side. There is a door leading into the kitchen, which is also accessed via an open archway.

Kitchen

7'08" x 11'03"

The kitchen is tiled to floor in a black slate effect tile with a range of white base and wall units with chrome bar handles and black melamine work surface. There is a black sink with matching drainer and brushed chrome mixer tap. Appliances include an integrated electric oven with electric hob and extractor fan, freestanding fridge freezer and washing machine. There is a larder/under stairs storage area with shelving.

Bathroom

6'03" x 5'06"

Grey slate effect tiling to floor and white tile to half height with white painted walls above with a light blue border tile and window to rear elevation. The bathroom is tiled to full height around bath/shower area in the same light blue border tile and a white suite comprising wash hand basin with extending mirror, low level WC, bath with shower over and heated towel rail.

Bedroom Two

9'07" x 9'06"

Carpeted to floor and neutrally decorated to walls and ceiling with gas central heating radiator and window to rear elevation, built in wardrobes with hanging space, shelving and blanket storage.

Bedroom One

13'03" x 14'04"

(into bay window) Carpeted to floor and neutrally decorated to walls and ceiling with gas central heating radiator and window to front elevation. There are built in wardrobes with hanging space, shelving and blanket storage.

Bedroom Three

6'22" x 10'00"

(full length of room, or from cupboard 6'22 x 7'11 or 2.39m x 2.41m) Carpeted to floor and neutrally decorated to walls and ceiling with gas central heating radiator, window to front elevation and built in storage cupboard.

Outside

To the front of the property there is a lawn area with a footpath leading to the front door.

To the rear of the property, there is a paved patio area, path leading to the bottom of the garden with a lawn area and borders with stone edging detail. At the bottom of the garden there is a decked area and there is gated access to the rear of the property to the garage.

Garage

En bloc with up and over door.

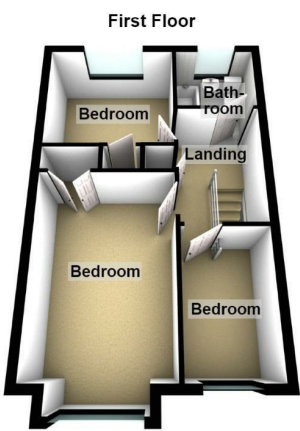
Tax Band

Council Tax Band D

Disclaimer

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	89
(81-91) B		
(69-80) C		
(55-68) D		
(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	66	91
(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
		



Total area: approx. 77.6 sq. metres (835.7 sq. feet)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.