





Crabb Curtis

28A St Fremund Way
Leamington Spa | CV31 1AB

Offers Over : £325,000





28A St Fremund Way comprises
The house is approached via a Tarmac laid driveway leading to a garage and fore garden with lawn area and paved pathway leading to:

Open Canopy
Wall-mounted light and main entrance door opening to:

Entrance Hall
Ceiling light point, stairs leading to the first floor, and door opening to:

Living Room
Bay window to front aspect, ceiling light point, two radiators, wood-effect flooring and door to:

Kitchen / Dining Room
Window to rear aspect, door to rear aspect opening to rear garden, two ceiling light points, radiator, tiled flooring and a fitted kitchen comprising of: range of wall, drawer and base units with work surfaces over, inset one and half bowl stainless steel sink with mixer tap, inset electric oven with gas hob and cooker hood over, space and plumbing for washing machine, space for freestanding fridge freezer, wall-mounted boiler and a door to:

Downstairs W.C.
Ceiling light point, radiator, low-level WC, and a wash hand basin with pillar taps.

First Floor Accommodation
Ceiling light point, loft hatch, radiator, access to airing cupboard and doors to:

Bedroom One
Window to front aspect, ceiling light point, radiator, built-in wardrobe and door to:

Ensuite Shower Room
Obscured window to front aspect, ceiling light point, radiator. partially tiled walls and a suite comprising of: low-level flush w.c., wash hand basin and an enclosed shower cubicle with wall mounted electric shower.

Bedroom Two
Windows to front and rear aspects, ceiling light point, loft hatch, and two radiators.

Bedroom Three
Window to rear aspect, ceiling light point and radiator.

Family Bathroom
Obscured window to rear aspect, ceiling light point, radiator, partially tiled walls and a suite comprising: low-level flush w.c., pedestal wash hand basin and panelled bath with wall-mounted shower over.

Outside

Rear Garden
Accessible via the Kitchen Dining Room and the Garage with paved patio seating area leading to a garden laid with lawn.

Garage
Up and over door to front aspect from the driveway, pedestrian door to rear aspect opening to the rear garden, and a ceiling light point.

Agent Note

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 & 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.

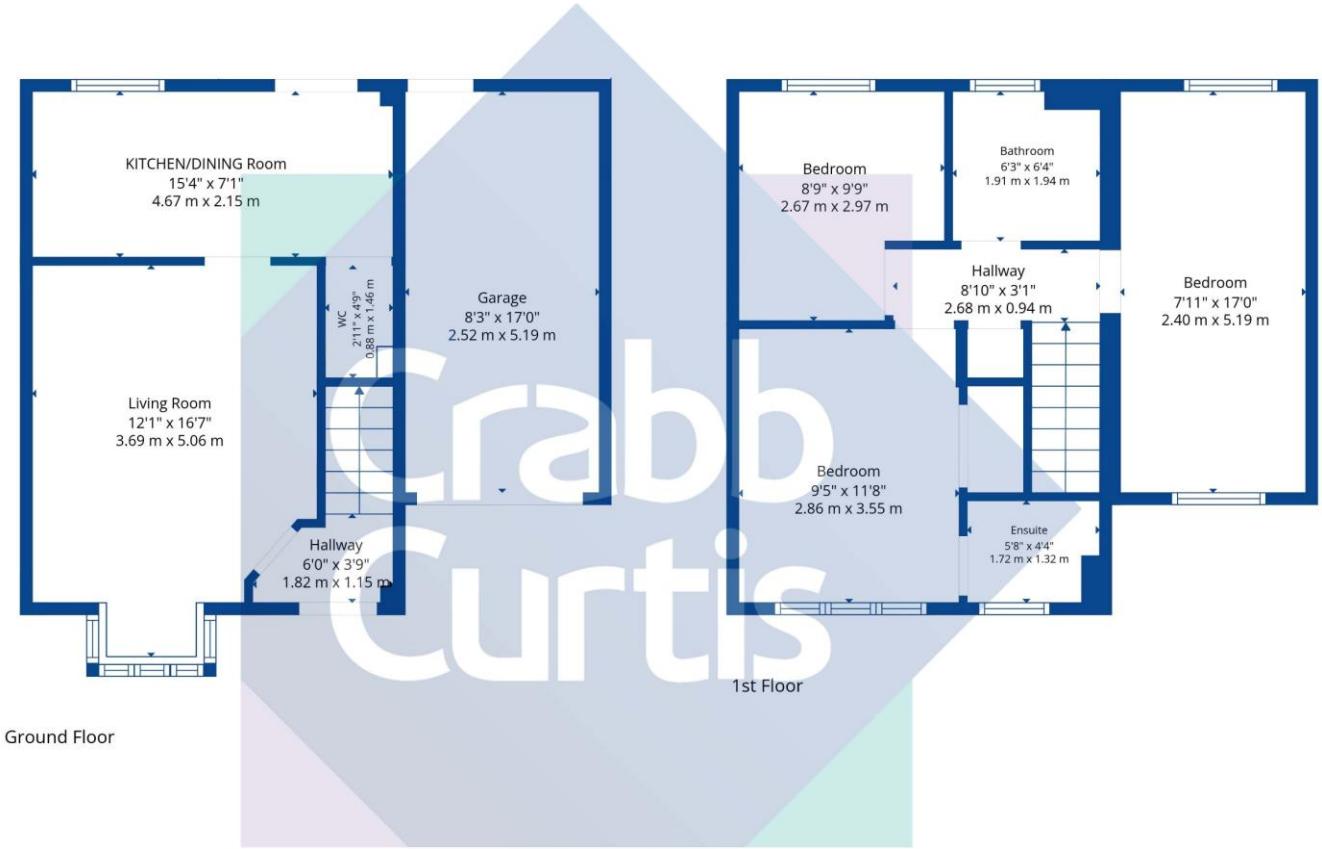
There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

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.

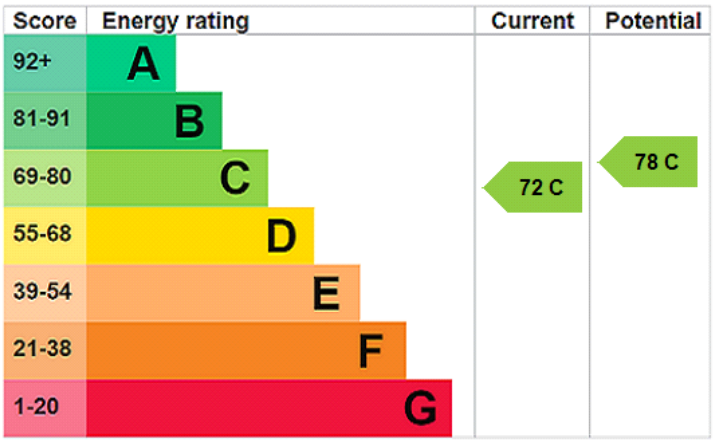






Total: 827 sq. Ft, 77 m2
Ground Floor: 345 sq. Ft, 32 M2, 1st Floor: 482 sq. Ft, 45 m2
Excluded Areas: Garage: 141 sq. Ft, 13 M2, Patio: 117 sq. Ft, 11 M2, Walls: 105 sq. Ft, 10 m2

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.