



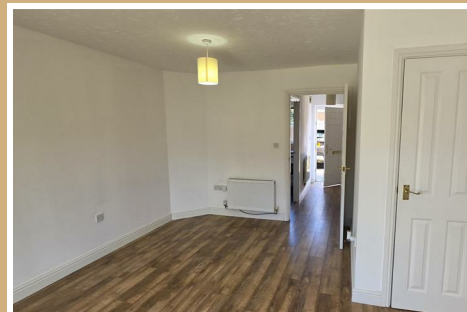
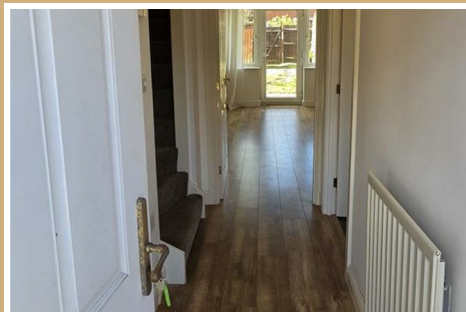
23 Holyoke Grove

Leamington Spa, CV31

Asking Price £249,950



2 Double Bedroom House with Allocated parking. , entrance hall, kitchen to front, lounge to rear, cloakroom, built in wardrobes to B1, rear garden. Ideal FTB of Buy to Let, no chain.



Draft

The detail have not been verified yet

These are real pictures from a Samsung phone., no fake skies, just patients and a good weather app.

Entrance Hall

Via metal clad casement door, stairs to first floor, wood laminate flooring, radiator, central heating thermostat, power points, smoke detector, wood panel doors to:

Cloakroom

Suite comprising low level WC, pedestal wash hand basin, tiled splash back, extractor fan, Vinyl flooring, radiator.

Kitchen

9'11" x 5'9" (3.02 x 1.75)

UPVC double glazed window to front aspect. Fitted kitchen with range of units and drawers, single bowl single drainer sink unit with mixer taps, decorative tile splash back, ample worktop surface.

Built in appliances including gas hob with extractor hood above electric fan assisted oven, Plumbing for an automatic washing machine, space for a Fridge freezer, Wall mounted conventional gas boiler supplying domestic hot water and central heating, kick plate heater, Vinyl laminate flooring.

Lounge Diner

15'9" x 12'8" (4.80 x 3.86)

UPVC double glazed French patio doors opening to rear garden, power points, TV point, radiator, wood laminate flooring, storage cupboard under stairs.

Landing

Access to loft space, power points, doors to:

Bedroom 1

12'8" x 9'10" (3.86 x 3.00)

UPVC double glazed casement window to rear aspect, radiator, power points, built in double wardrobes.

Bedroom 2

12'8" x 9'6" (3.86 x 2.90)

UPVC double glazed casement window to front aspect, radiator, power points, airing cupboard housing hot water cylinder & immersion heater with clothes storage.

Bathroom

3 piece suite comprising panelled bath with electric shower above, pedestal wash hand basin, low level WC, part tiled walls, extractor fan, radiator, shaver point.

Front

Drive to the front for 1 car, shrubs and borders, outside tap, path to front door.

Rear

Mainly laid to lawn with paved patio area, shrubs and borders, rear access via gate, bounded by panelled fencing.



Road Map



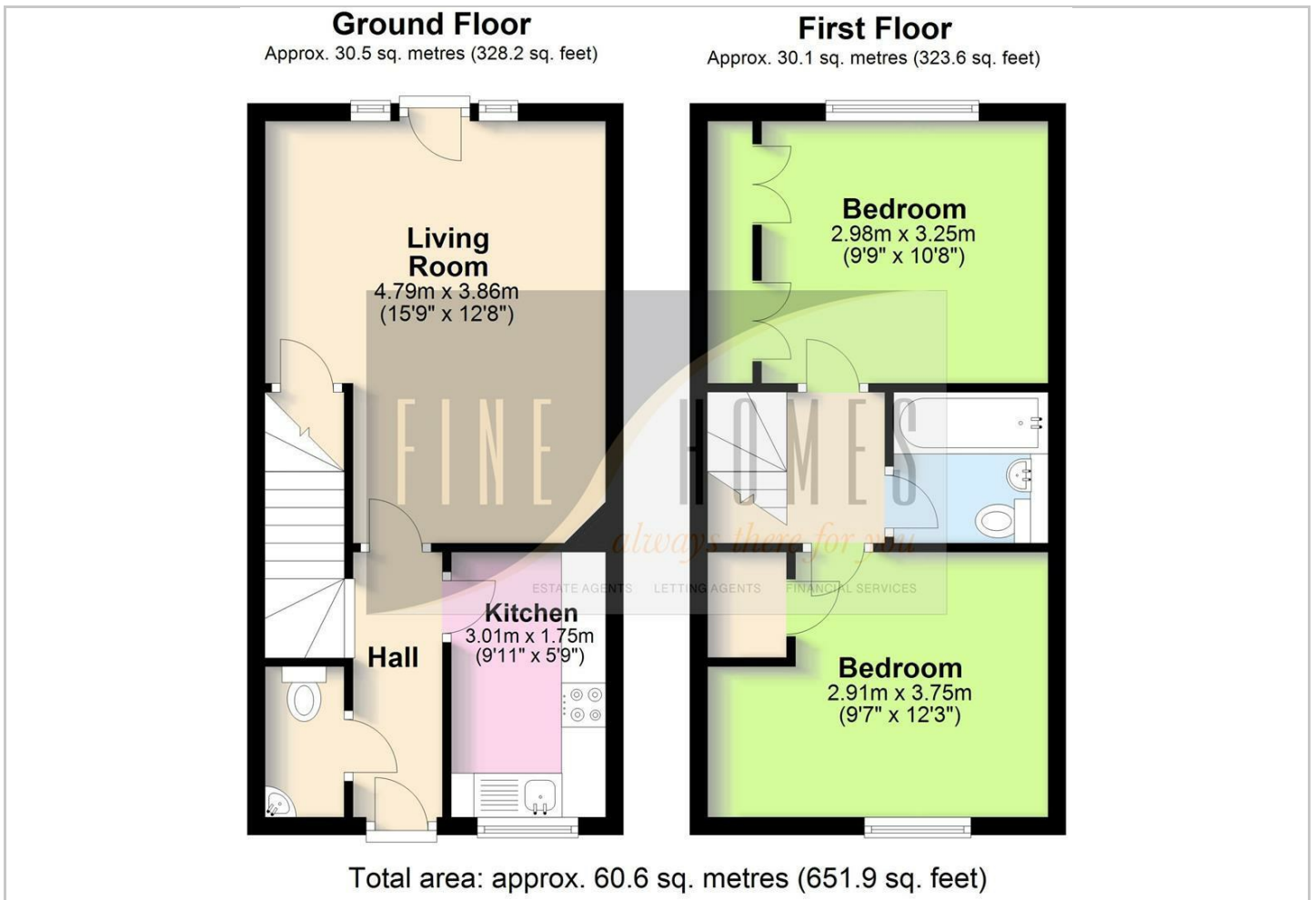
Hybrid Map



Terrain Map



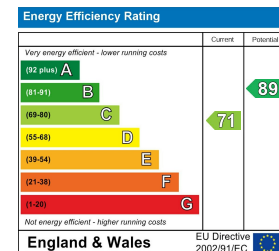
Floor Plan



Viewing

Please contact our Warwick Office on 01926 888838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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