



**22 Girvan Grove**

Leamington Spa **CV32 7TH**

Offers Over £350,000

# 22 Girvan Grove

This beautifully presented detached bungalow is located in a sought after location in North Leamington. This property is being sold with no onward chain and is handily placed just over 2½ miles from Leamington town centre.

In brief, the gas centrally heated accommodation comprises of an entrance hall, delightful living room with a feature electric fireplace, kitchen, separate dining area, three bedrooms and a shower room.

Outside there is ample driveway parking to the front leading to the garage. To the rear is a lovely well maintained garden with a patio area and well stocked borders.

This property must be viewed to appreciate the size and potential.

## LOCATION

Girvan Grove is an attractive street within a popular suburban location and within excellent school catchment areas, to the north-east of Leamington Spa. For convenience, the property is situated within a short walk from a choice of local shops, a public house and a local supermarket. The Parade, at the town centre of Leamington Spa, which offers a wide range of cafes, restaurants and retail outlets, is approximately 2½ miles from the property. The property is well positioned for excellent communication links, the A46 at the heart of the Midland motorway network being approximately 3 miles away, whilst Leamington Spa railway station is approximately 3½ miles away, which provides direct commuter links to London, Birmingham and a wide range of further centres.

## ENTRANCE PORCH

Having a door leading into the-

## ENTRANCE HALLWAY

Having a gas central heating radiator, doors to adjacent rooms and loft access.

## LOUNGE

4.72m x 3.75m (15'5" x 12'3")  
A light and airy room which has a gas central heating radiator, a double glazed window to the front elevation, electric feature fireplace and space for lounge furniture.

## KITCHEN

3.00m x 2.65m (9'10" x 8'8")  
A well presented kitchen which, in brief, has worktop surfaces, cupboards, a sink unit, space for appliances, a single glazed window to the side elevation, part tiled walls and a door leading out to the side which gives you direct access to the rear garden.

## DINING AREA

2.67m x 2.62m (8'9" x 8'7")  
Having worktop surfaces, cupboards, gas central heating radiator, double glazed window to the front elevation and space for a dining table and chairs. This area could be opened out into the lounge to make it open plan.

## SHOWER ROOM

2.32m x 2.01m (7'7" x 6'7")  
Having a low level W/C, sink unit, shower cubicle with an electric shower above, part tiled walls, single glazed frosted window to the side elevation and a gas central heating radiator.

## BEDROOM ONE

3.63m x 3.35m (11'10" x 10'11")  
A great sized double bedroom which has a gas central heating radiator, double glazed window to the rear elevation overlooking the rear garden and space for bedroom furniture.

## BEDROOM TWO

3.22m x 2.97m (10'6" x 9'8")  
Having space for bedroom furniture, built-in wardrobes with a small desk, gas central heating radiator and a double glazed window overlooking the rear garden.

## BEDROOM THREE

2.85m x 2.17m (9'4" x 7'1")  
Having space for furniture, gas central heating radiator and a double glazed window to the side elevation.

## REAR GARDEN

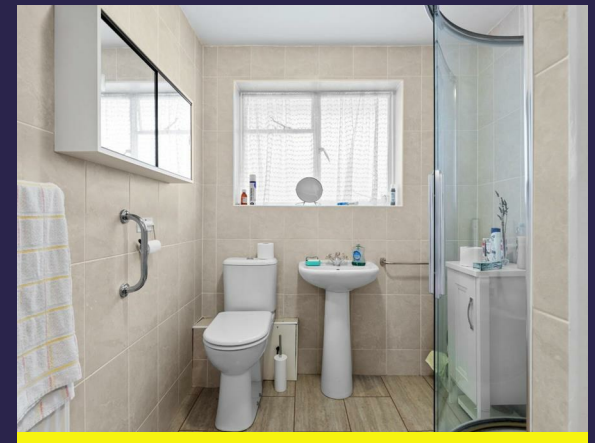
A beautifully presented rear garden which has a small patio area, mainly laid to lawn and having vegetable patches. There is potential to extend (STPP) and having access to the garage.

## GARAGE

5.01m x 2.42m (16'5" x 7'11")  
Having lighting, power and a great area for storage.

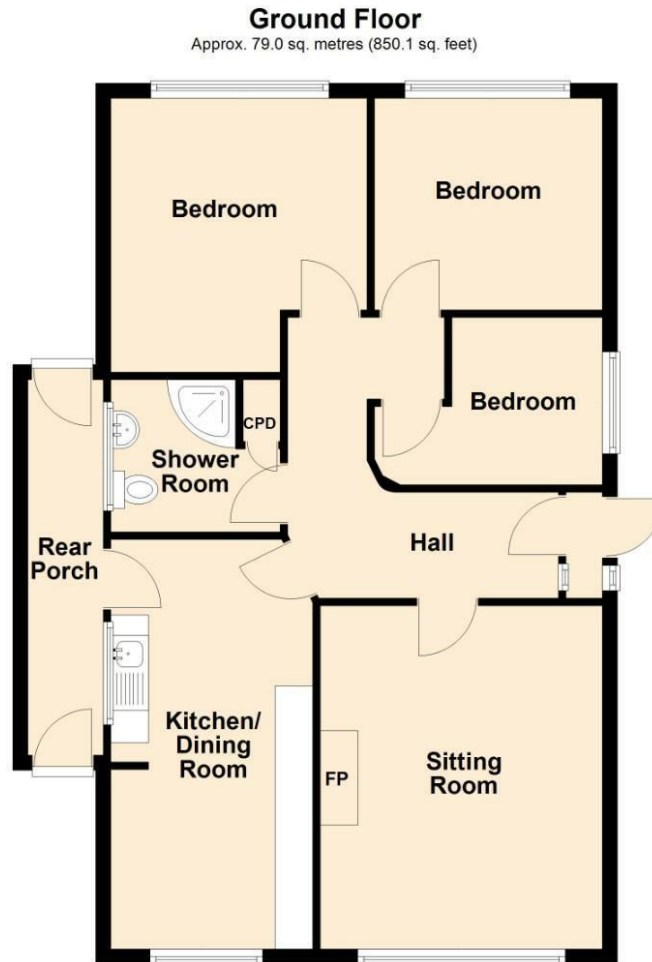
## Features

- Well Proportioned Living Room
- No Onward Chain
- Lovely Private Rear Garden
- Three Bedrooms
- Situated In A Peaceful Residential Location
- Detached Bungalow
- Close To A Number Of Local Amenities
- Potential To Extend To The Rear (STPP)
- Driveway & Rear Garden
- Single Garage





## Floorplan



Total area: approx. 79.0 sq. metres (850.1 sq. feet)

## General Information

### Tenure

Freehold

### Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band D - Warwick District Council



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	69	77
	EU Directive 2002/91/EC	

## Contact us

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## Visit us

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