



53 Melton Road

Leamington Spa **CV32 7DL**

Offers Over £380,000

53 Melton Road

A fabulous opportunity to acquire a traditionally styled bay-fronted semi-detached family residence providing three bedroomed, gas centrally heated accommodation with scope for modernisation and improvement in a highly regarded north Royal Leamington Spa location. The property in brief comprises of an entrance hall, sitting room, dining room, kitchen, three bedrooms, a family bathroom and loft access for storage. The property also has a great sized rear garden, garage and ample off-road parking.

The agents consider inspection of this excellent opportunity to be essential for the potential and situation to be fully appreciated.

Call us today for more information or to book in an internal viewing.

LOCATION

Melton Road is a quiet road sitting within a favoured school catchment area in a desired location to the north-east of Leamington Spa. The property is positioned less than two miles from the town centre of Leamington Spa which offers a wide range of cafes, restaurants and retail outlets. Leamington railway station offers direct commuter links to both London and Birmingham and the A46 is less than three miles away, which allows access to the heart of the Midland motorway network.

ENTRANCE HALL

A spacious entrance hallway which has stairs leading to the first floor landing, doors to adjacent rooms and a gas central heating radiator.

SITTING ROOM

3.82m x 3.73m (12'6" x 12'2")

A light and airy sitting room which has a double glazed window to the front elevation overlooking the driveway, gas central heating radiator and space for lounge furniture.

DINING ROOM

3.96m x 3.36m (12'11" x 11'0")

Having space for dining room furniture and a double glazed window and door leading out to the rear garden.

KITCHEN

3.00m x 2.69m (9'10" x 8'9")

Having worktop surfaces, cupboard units for storage, a pantry area for storage, a double glazed window to the rear elevation overlooking the rear garden, a door leading out to the side elevation, sink unit, part tiled walls and a wall mounted boiler.

FIRST FLOOR LANDING

Having doors leading to adjacent rooms, a frosted double glazed window to the side elevation and loft access.

BEDROOM ONE

3.95m x 3.38m (12'11" x 11'1")

Having a gas central heating radiator, double glazed windows to the rear elevation and space for bedroom furniture.

BEDROOM TWO

3.41m x 3.39m (11'2" x 11'1")

Having a gas central heating radiator, double glazed windows to the front elevation and space for bedroom furniture.

BEDROOM THREE

3.37m x 2.70m (11'0" x 8'10")

Having a gas central heating radiator, double glazed windows to the front elevation and space for bedroom furniture.

BATHROOM

2.69m x 1.76m (8'9" x 5'9")

Having a low level W/C, sink unit, bath, part tiled walls, a double glazed frosted window to the rear elevation and a gas central heating radiator.

LOFT

The vendors have informed us that the loft is part boarded.

Features

Sought After Location

Great School Catchments

Potential To Extend To The Rear (STPP)

Three Bedroom Semi-Detached Home

No Onward Chain

Driveway For Ample Parking

Ideally Located For Leamington Town Centre

Two Reception Rooms

GARDEN

A great sized rear garden which would be ideal for hosting family events. Mainly laid to lawn, having a small patio area and a shed. There is also scope to extend (STPP).

FRONT / PARKING

Ample parking for multiple vehicles.

GARAGE

4.69m x 2.49m (15'4" x 8'2")

Having an up and over door, power and a single glazed windows to the side elevation.

ADDITIONAL INFORMATION

The vendor has informed us that the carpets, curtains, blinds, light fittings, mirrors and fire places are included.

TENURE

This property is freehold.

DIRECTIONS

Postcode for sat-nav - CV32 7DL.

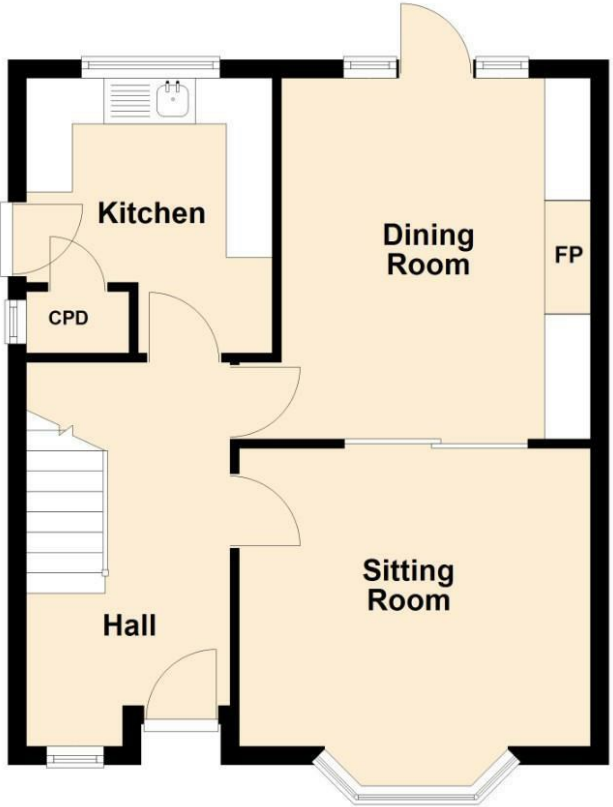




Floorplan

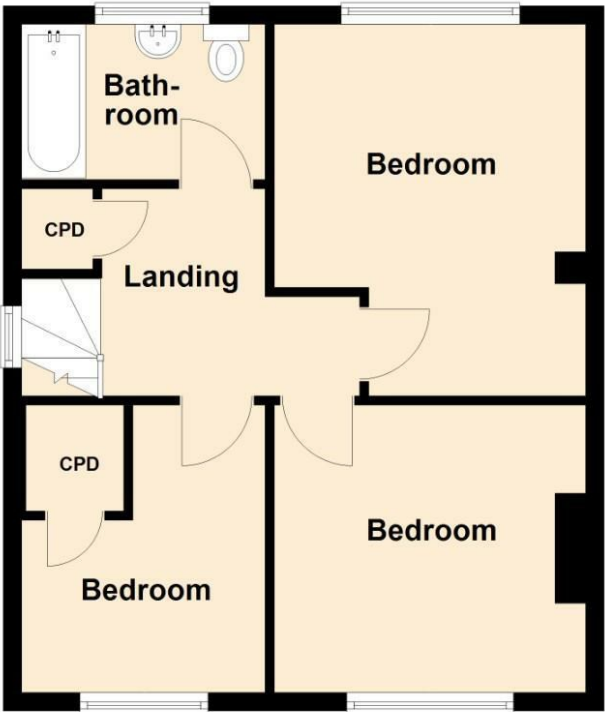
Ground Floor

Approx. 44.6 sq. metres (479.6 sq. feet)



First Floor

Approx. 44.9 sq. metres (482.9 sq. feet)



Total area: approx. 89.4 sq. metres (962.5 sq. feet)

General Information

Tenure
Freehold

Fixtures & Fittings

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.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band D - Warwick District Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Contact us

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