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3 Bed Semi-Detached In Springfield Lane , Warwick, CV34 8BQ

£90,000





SHORT DESCRIPTION

Property Ref: 13103 A well-presented modern three-bedroom semi-detached house located in the popular area of The Priors in Warwick, recently built by local builder Linden Homes and provided by Platform Housing Group. The house is perfectly situated in Warwick, giving not only easy access to both Leamington Spa and Warwick town centers, but also excellent access to motorway networks via the M40 and A46, rail networks, and other local amenities. Close to the recently addition of newly built children's play areas. Entrance Hall Stairs rising to upstairs, laminate flooring, doors leading to the kitchen/dining room, living room, and downstairs WC. Cloakroom Double glazed window to front and side elevation, both with obscure glass, WC, wash hand basin with tiled splashback. Kitchen / Dining room - 15'10" x 9'4" max. Double-glazed window to front elevation. Fully fitted kitchen with a range of wall and base units with work surface over, stainless steel one and a half bowl sink and drainer, integrated oven and four ring gas hob with cooker hood over, a built-in dishwasher, space and plumbing for washing machine, and space for a fridge freezer. Living room- 16'0" x 9'0" max. Double glazed window to rear elevation, double glazed French doors to the rear garden, under-stair storage cupboard and laminate flooring throughout. Stairs & Landing Loft access hatch and carpeted floor covering. Master bedroom - 9'3" x 9'0" max. Double glazed window to rear elevations, carpeted floor covering, space for fitted wardrobes and en-suite fitted with large shower, WC and wash hand basin. Bedroom two - 9'6" x 9'3" max. Double glazed window to front elevation, with carpeted floor covering and space for fitted wardrobes. Bedroom three - 10'7" x 7'0" max. Double glazed window to rear elevation, with carpeted floor covering and space for fitted wardrobes. Bathroom - 6'12" x 5'10" max. Double glazed obscure glass window to front elevation, modern white suite with WC, wash hand basin and bath with overhead shower and shower screen, and tiled splash backs. Outside - Front To the front of the property there is a private drive with access for 2 vehicles, electric charging point and a small garden with plants and shrubs. Outside - Rear To the rear of the property there is a spacious garden with great potential to personalize. Currently, mainly laid to lawn and fully fenced with access gate and a small patio area and shed.... * Note* - Preferred if the Buyer is First-time Buyer. Property Type: Semi-detached Full selling price: £360000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 25% Share price: £90000.00 Monthly rent based on 25% share: £601.56 Staircasing allowable: Yes Remaining lease (In Years): 124 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £299.52 Council tax band: D EPC rating: B Measurement: Bedrooms, Bathrooms and Living room Outside Space: Rear Garden, Enclosed Garden, Patio Parking: Driveway Heating Type: Double Glazing..

3

Bed Room(s)

2

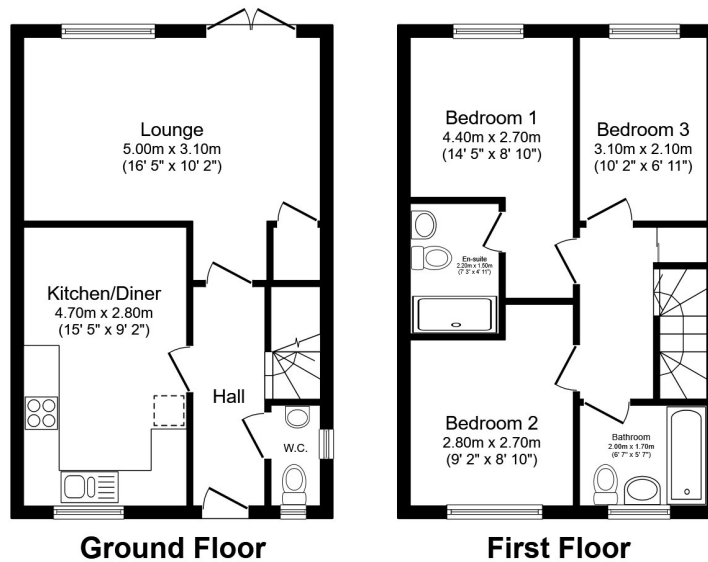
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 79.0 m² (850 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

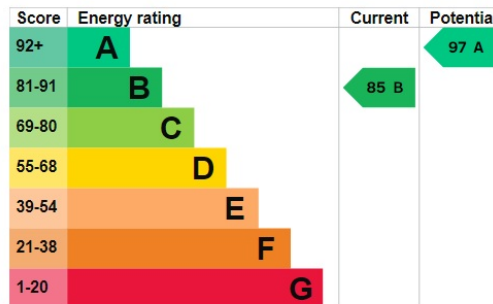
EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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