

Peter Clarke



12 Stephenson Close, Milverton, CV32 6BS

£430,000

A well presented four bedroom detached family home located in the very popular Milverton area with its excellent local amenities and school being only a short distance from Leamington Spa town centre.

The property comprises entrance hall, through lounge/dining room, large conservatory, breakfast kitchen, utility room, downstairs cloakroom, master bedroom en-suite, three further excellent bedrooms, family bathroom, driveway parking and access to garage. To the rear neatly laid out gardens with patio and low maintenance astro turf lawn.



LEAMINGTON SPA with its beautiful tree lined avenues and parks, has recently been voted one of the most desirable places to live in the UK. It has an excellent vibrant shopping centre with a fantastic array of restaurants and speciality shops together with cultural and recreational facilities. The town is conveniently placed for easy access to the M40 linking the main motorway network with the train station also providing quick and easy access to London.

ACCOMMODATION

PORCH ENTRANCE through to

INNER HALLWAY with stairs rising to first floor and doors to all living accommodation.

THROUGH LIVING/DINING ROOM with double glazed window to front and double glazed doors through to

conservatory, radiators in both rooms.

CONSERVATORY with double doors to patio and gardens.

BREAKFAST KITCHEN fitted with a range of wall and base units with complementary work tops and tiling to include stainless steel sink unit, space for dishwasher, five ring gas hob, electric double oven, breakfast bar with space under for separate fridge and freezer, tv point.

UTILITY ROOM fitted with wall and base units with sink unit and drainer, plumbing for washing machine and tumble dryer, double glazed window to side, double glazed door to rear, towel rail.

DOWNSTAIRS CLOAKROOM with low level wc having concealed cistern, double glazed window, sink unit.

Stairs rising from hall to

FIRST FLOOR LANDING with loft access and doors to all bedroom accommodation.

MASTER BEDROOM with double glazed window, radiator, tv point, fitted wardrobes and cupboards.

EN-SUITE SHOWER ROOM with built in furniture having sink into vanity unit, low level wc, radiator and double glazed window.

BEDROOM TWO fitted with wardrobe and double glazed window, dressing table and drawers.

BEDROOM THREE having wardrobes, drawer unit and two double glazed windows.



BEDROOM FOUR radiator and double glazed window.

FAMILY BATHROOM with bath, low level wc, sink unit, double glazed window.

AIRING CUPBOARD

OUTSIDE FRONT ample driveway parking and access to

GARAGE with up and over door, power and light.

REAR with patio area and shaped lawn having low maintenance astro turf, separate garden shed.

GENERAL INFORMATION

TENURE: We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains water, electric, gas and drainage are connected to the property. However, this must be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority Warwick District Council and is understood to lie in **Band E**

CURRENT ENERGY PERFORMANCE CERTIFICATE

RATING: D. A full copy of the EPC is available at the office if required.

DIRECTIONS: On leaving Leamington Spa take the Rugby Road out towards Old Milverton turn right onto Old Milverton Road then take a right hand turn into Stephenson Close where the property will be found towards the top of the close on the right hand side.

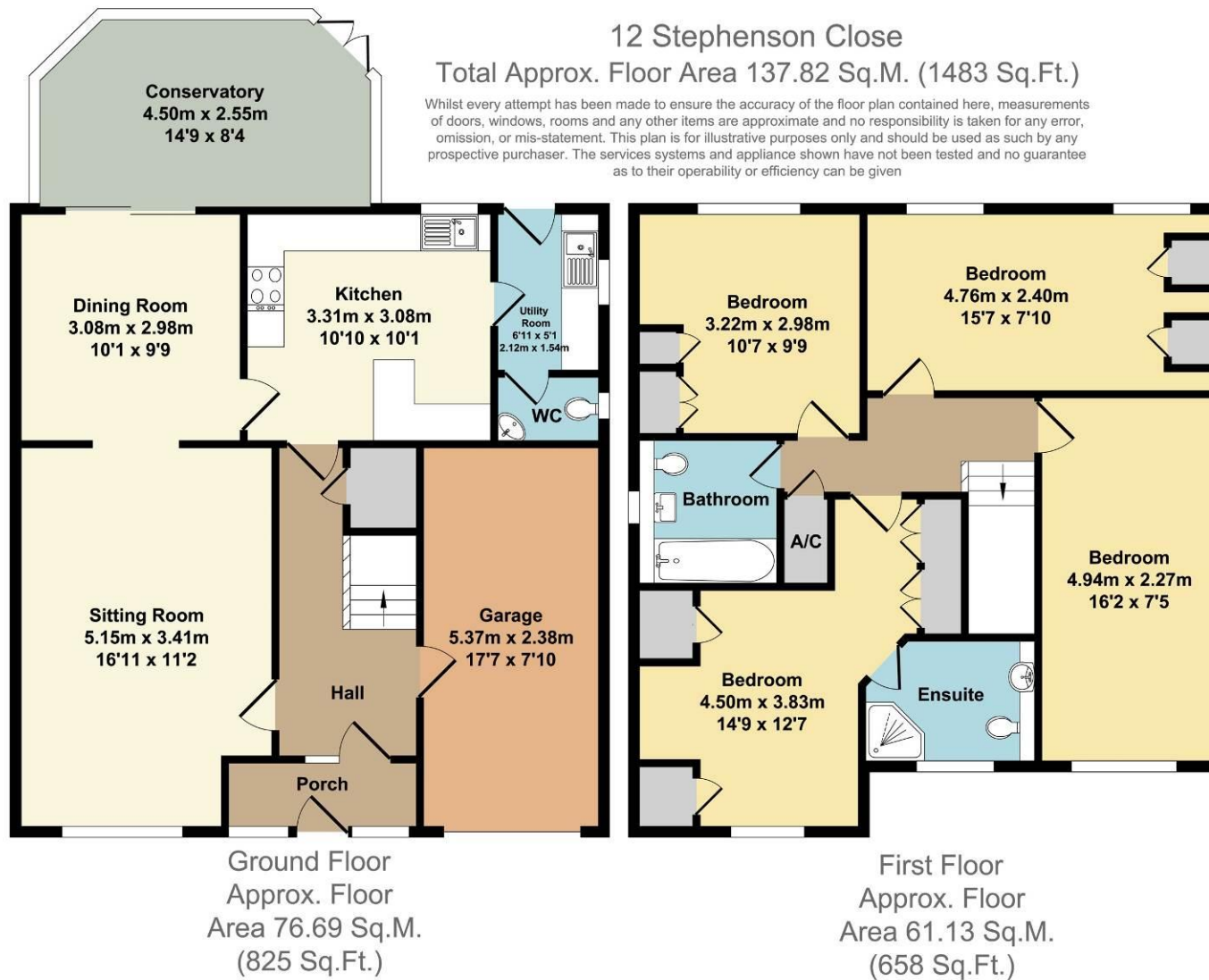
VIEWING: By Prior Appointment with the Selling Agents.



12 Stephenson Close

Total Approx. Floor Area 137.82 Sq.M. (1483 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings. (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



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