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RESIDENTIAL



## 20 Peacock Close, Leamington Spa, CV31 1AU

Shared ownership property with 40% share. A recently constructed well proportioned two double bed roomed semi detached home located in this popular location boasting lawned garden and patio and tandem driveway.

£94,000



**20 Peacock Close, Leamington Spa,  
CV31 1AU**

**£94,000**

### Briefly Comprising

Entrance hallway, lawned rear garden, ground floor cloakroom, two double bedrooms (both with built in cupboards), white fitted bathroom, upvc double glazing, gas radiator heating, double length driveway.

### The Property

Is approached via a part double glazed entrance door, giving access to...

### Entrance Hallway

With staircase rising to the first floor landing, radiator, door to useful under stairs store cupboard.

### Kitchen

7'1" x 11' (2.16m x 3.35m) Fitted with an attractive range of base and wall units, four point stainless hob with oven below, stainless splash back and filter hood above, cupboard concealing Potterton combi boiler, one and a half bowl stainless steel sink drainer unit with mixer tap, concealed fridge/freezer and Electrolux washing machine, upstands, upvc double glazed multi paned style look window to front elevation, radiator.

### Living/Dining Room

13'5" x 13'11" (4.09m x 4.24m) With part double glazed French door leading to garden, half window to side and further window adjacent, radiator, additional double glazed side window, TV aerial point, telephone point.

### Ground Floor WC

Fitted with a white suite to comprise; low level WC, wash hand basin with splash back tiling, radiator, extractor.

### First Floor Landing

With upvc double glazed window to side elevation, hatch to roof space, doors to all first floor accommodation.



### Bedroom One (Rear)

13'5" x 9'11" plus doorway (4.09m x 3.02m plus doorway) With two upvc double glazed windows to rear elevation, radiator, door to fitted wardrobe with hanging rails.

### Bedroom Two (Front)

9'8" expanding to 13'5" x 11'7" (2.95m expanding to 4.09m x 3.53m) With two multi paned look upvc double glazed windows to front elevation, radiator, door to deep wardrobe with two hanging rails and staircase bulk head.

### Bathroom

Fitted with a white suite to comprise; low level WC, pedestal wash hand basin, panelled bath with mixer tap, shower attachment, splash back tiling, radiator and extractor.

### Outside Front

There is a tandem driveway, shallow fore garden and path to entrance door.

### Outside Rear

To the rear of the property is a predominantly lawned garden with broad paved patio area across the rear of the property and timber garden shed. The property is surrounded by timber fencing and gate to driveway to front.

### Tenure

The property is held on a leasehold arrangement with further details on request. We are informed there is an additional monthly charge of £333.39 which includes rent, management charge and service charge (including buildings insurance).

### Services

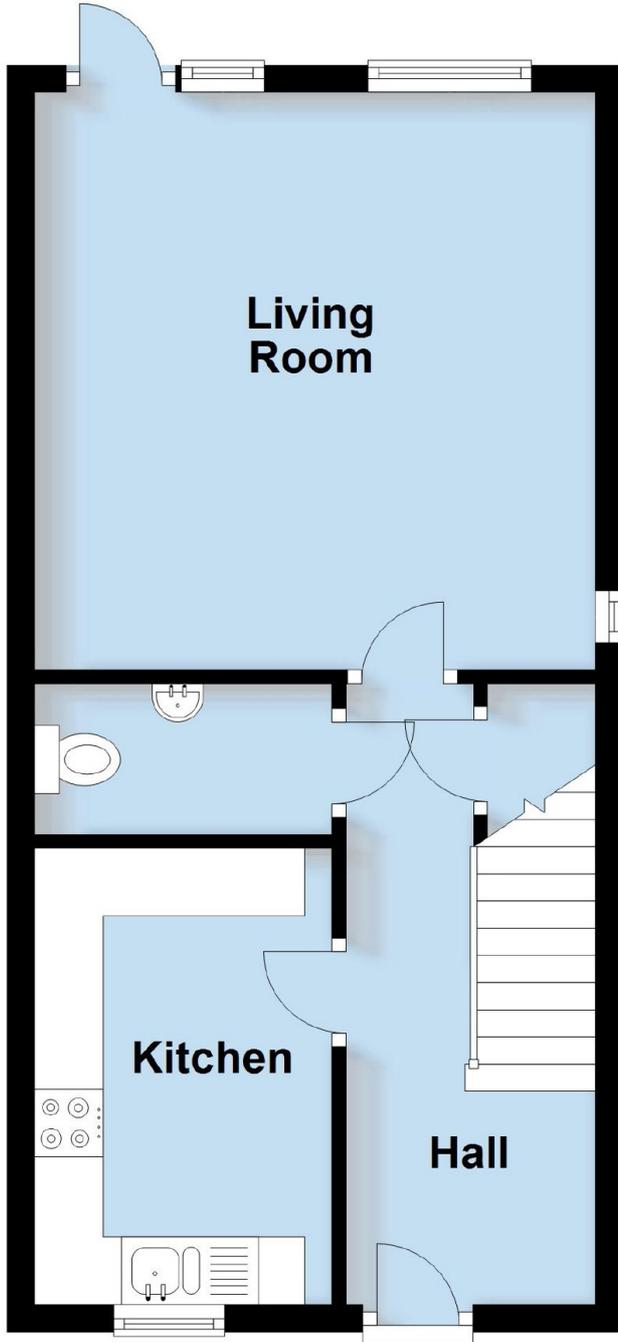
All mains services are believed to be connected to the property including gas. NB. We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

### Peacock Close

Leamington Spa  
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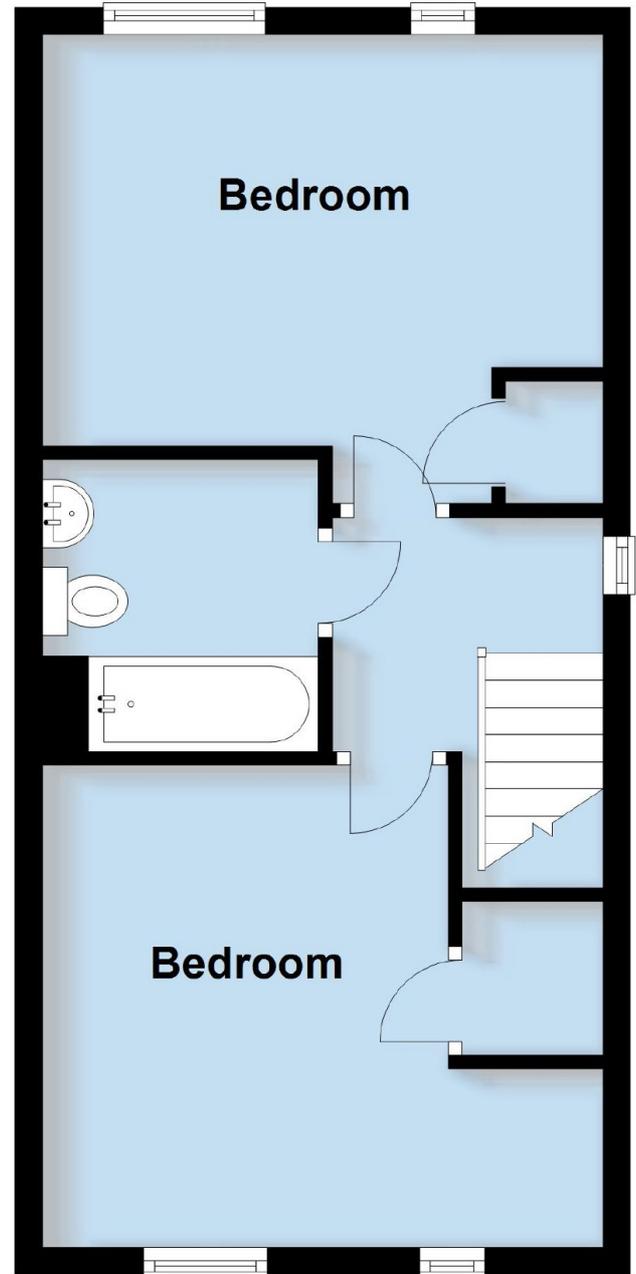
## Ground Floor

Approx. 36.2 sq. metres (389.9 sq. feet)

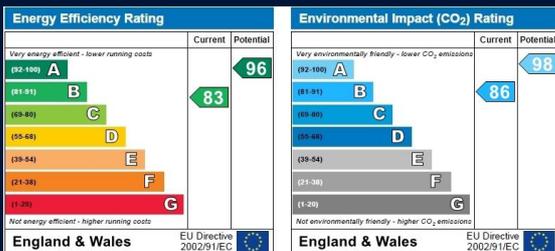


## First Floor

Approx. 36.5 sq. metres (392.5 sq. feet)



Total area: approx. 72.7 sq. metres (782.5 sq. feet)



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