



## 3 Bed Semi-Detached House

23 Haddon Road  
Lillington  
Leamington Spa  
CV32 7QX

  
**MARGETTS**  
ESTABLISHED 1806

**Offers Over £230,000**

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Offers Over £230,000

\*\*\* UNDER OFFER \*\*\* A rare opportunity to acquire a family, semi detached home, in need of substantial improvement and updating, delightfully set opposite an attractive central green. The property offers three bedrooms, two reception rooms, separate kitchen and gardens. The property benefits from double glazing and gas central heating.

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Double glazed front door opens into the storm porch.

Double glazed front door opens into

#### ENTRANCE VESTIBULE

with radiator.

#### LOUNGE

17'0" max x 11'8" max

with radiator and double glazed window.

#### DINING ROOM - REAR

14'0" x 8'6" max

with double glazed window, radiator, wall mounted Potterton gas fired central heating boiler and door opening to a shelved cupboard.

#### KITCHEN

8'5" x 6'2"

with door to the rear porch and archway opening to under stairs storage area.

#### REAR LEAN-TO PORCH

giving access to the garden.

Staircase from the entrance vestibule leads up to the

#### FIRST FLOOR LANDING

with access to the roof space.

#### BEDROOM ONE - FRONT

10'3" excl door recess x 11'8" inc' ward's

with a range of fitted wardrobes, radiator and double glazed window.

Door opening to airing cupboard with hot water cylinder.

#### BEDROOM TWO - REAR

12'8" incl wardrobes x 8'7"

with double glazed window and radiator.



### **BEDROOM THREE - FRONT**

9'10" max x 6'10" max

Please note these measurements include study furniture including bookcases and the bulkhead. Double glazed window and radiator.

### **BATHROOM**

has a three-piece suite with shower fitted above the bath, wash hand basin and low level WC.

### **OUTSIDE**

#### **TO THE FRONT OF THE PROPERTY**

there is a path leading to the front door and giving access at the side of the property to the rear garden. The front garden has a perimeter hedgerow.

### **REAR GARDEN**

has a number of established shrubs and trees, and a lawn and path.





### GENERAL INFORMATION

We understand all main services are connected and the property is freehold.

### THE ESTATE AGENT ACT 1979

Under the terms of the above act, please note, this property as part of the estate of a distant family relative of one a Directors of Margetts (Warwick) limited.



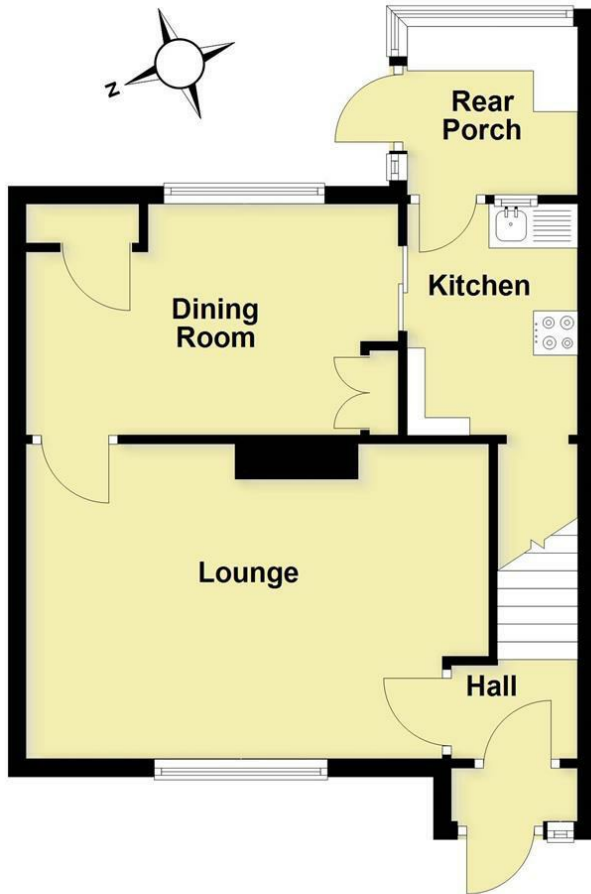


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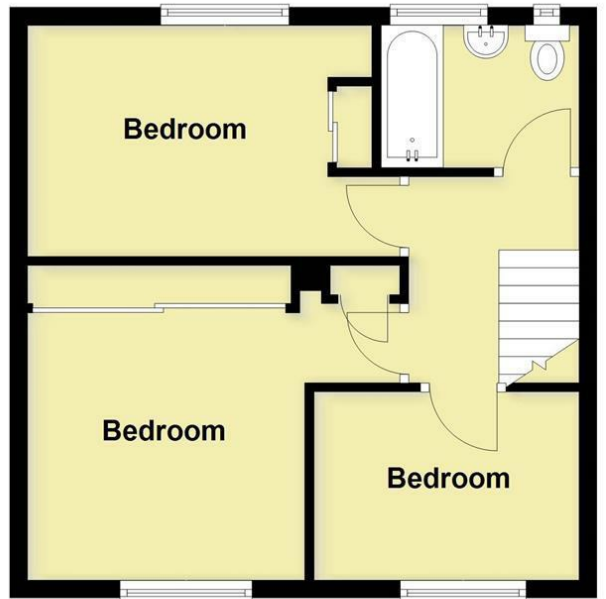
## Ground Floor

Approx. 43.8 sq. metres (471.2 sq. feet)




## First Floor

Approx. 38.9 sq. metres (419.0 sq. feet)



Total area: approx. 82.7 sq. metres (890.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>62</b>	<b>84</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		
England & Wales		EU Directive 2002/91/EC 

## CONTACT

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