



6 Napton Drive

Leamington Spa **CV32 7UX**

Offers Over £255,000

6 Napton Drive

This well presented mid terraced property is located to the north of Leamington Spa town centre allowing easy access by foot. Set upon a quiet no through road among other similar dwellings the property offers off road parking and further benefits with having no onward chain. Having undergone fresh decoration throughout and offers well proportioned accommodation. The generous hallway gives way to a large dual aspect reception room with doors out to the garden. There is also a well equipped kitchen looking out over the gardens. The first floor continues with the space on offer and has an airy landing, two large double bedrooms, a large walk in storage cupboard and separate bathroom and WC. There is a block paved driveway with room for two cars to the front, a secure and private gated side access to the rear garden. The garden itself is low maintenance with a mix of paving and pebbles and is south facing and extremely private.

LOCATION

Napton Drive lies approximately 1 mile north-east of central Leamington Spa with the full range of town centre amenities including shops, parks and restaurants being easily accessible via Lilington Road or Campion Hills. There are excellent local road links available including those to neighbouring towns and centres along with the Midland motorway network, there also being regular commuter rail services to London and Birmingham from Leamington Spa station.

ON THE FIRST FLOOR

Entrance Hallway

2.28m x 1.87m (7'5" x 6'1")

This welcoming and generously sized entrance hallway offers neutral, fresh decor, laminate flooring with stairs rising to the first floor and door into the reception room.

Living / Dining Room

6.74m x 4.06m (22'1" x 13'3")

This dual aspect reception room offers plenty of space for both living and dining. There is a handy storage cupboard beneath the stairs, a focal gas fire with Baxi back boiler and brick chimney stack and sliding doors out to the garden.

Kitchen

2.79m x 2.58m (9'1" x 8'5")

This well equipped kitchen offers an array of eye level and base units in a beech effect with complementary work tops with tiled splash backs. There are appliances integrated including a gas hob, an extractor, an oven, a dishwasher and under counter fridge. The flooring is laid with tiles and there are views out over the rear garden.

ON THE FIRST FLOOR

Landing

3.74m x 1.79m (12'3" x 5'10")

Open and airy with loft access point, airing cupboard and doors leading to all rooms on this floor.

Bedroom One

3.71m x 3.49m (12'2" x 11'5")

This large double bedroom is located to the rear of the property and has been freshly decorated in neutral tones.

Bedroom Two

4.46m x 3.01m (14'7" x 9'10")

A further large double bedroom set to the front and once again has been freshly decorated in neutral tones.

Features

Mid Terraced Property

No Onward Chain

Well Presented Throughout

Popular North Leamington Location

Walking Distance to Town

Large Reception Room

Two Double Bedrooms

Private Driveway to Front

South Facing Courtyard Garden



Bathroom

1.82m x 1.52m (5'11" x 4'11")

A modern bathroom suite with bath having electric shower over and wash hand basin. The walls have been tiled in a deep blue tile to a high level and the floors finished with a timber effect vinyl.

WC

1.85 x 0.89m (6'0" x 2'11")

A separate wc with matching timber effect vinyl flooring and low level flush wc.

OUTSIDE

Front

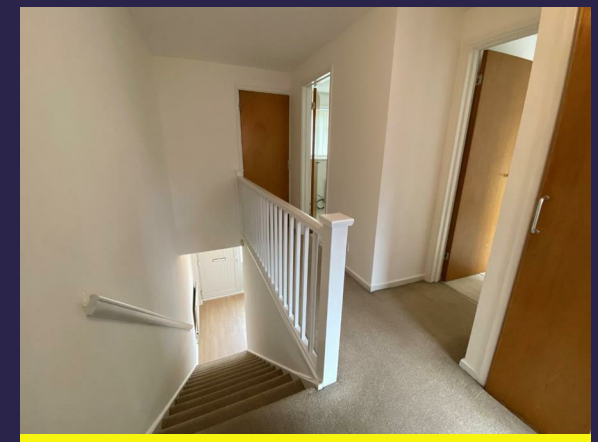
To the front of the property there is a large block paved driveway with room for two vehicles. To the side of the property there is a secure gated entrance solely for use for number 6 to gain access to the garden.

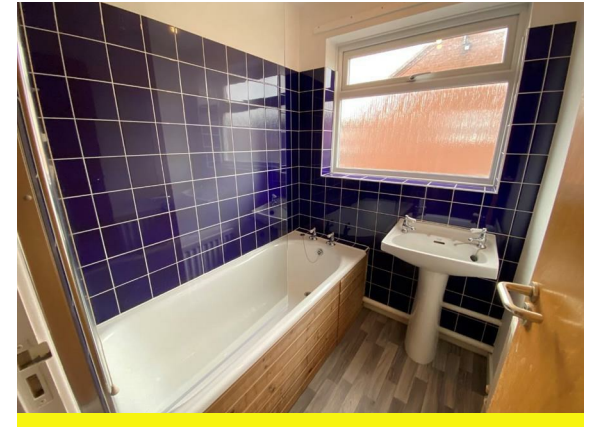
Rear

There is a low maintenance rear garden leading from the reception room. It is private and entirely enclosed with a mix of slabs and pebbles.

DIRECTIONS

Please use CV32 7UX for satellite navigation purposes.

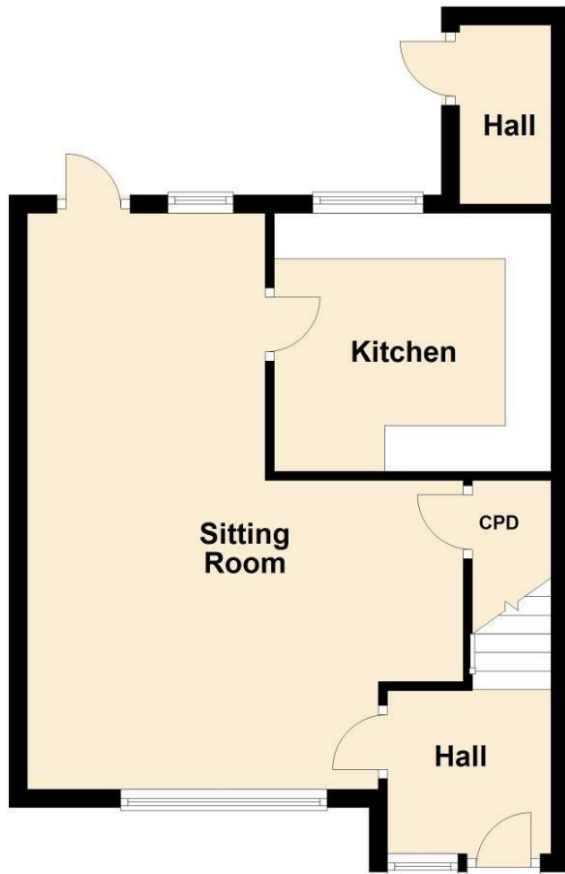




Floorplan

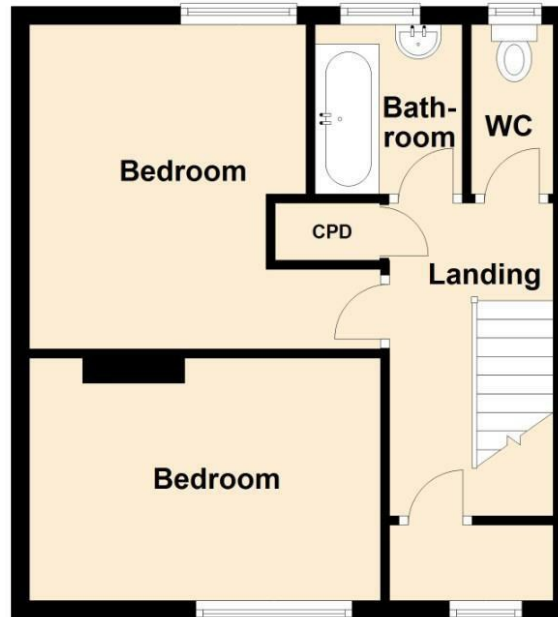
Ground Floor

Approx. 39.5 sq. metres (425.1 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.3 sq. feet)



Total area: approx. 75.7 sq. metres (814.5 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

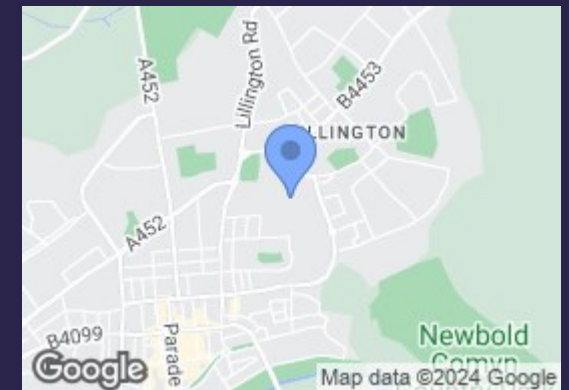
Specifically excluded unless mentioned in these sales particulars.

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.

Council Tax

Band C - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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