

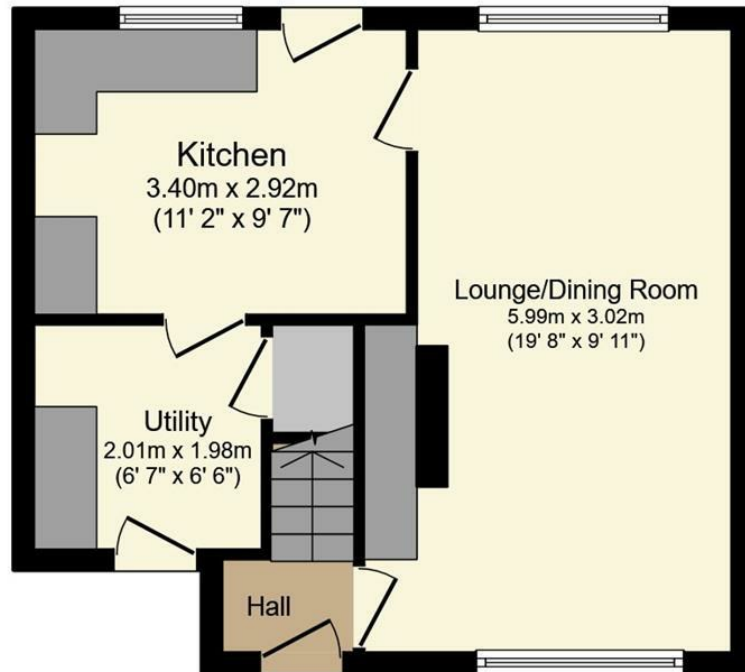


Peter Clarke

42 Masters Road, Leamington Spa, CV31 2EY

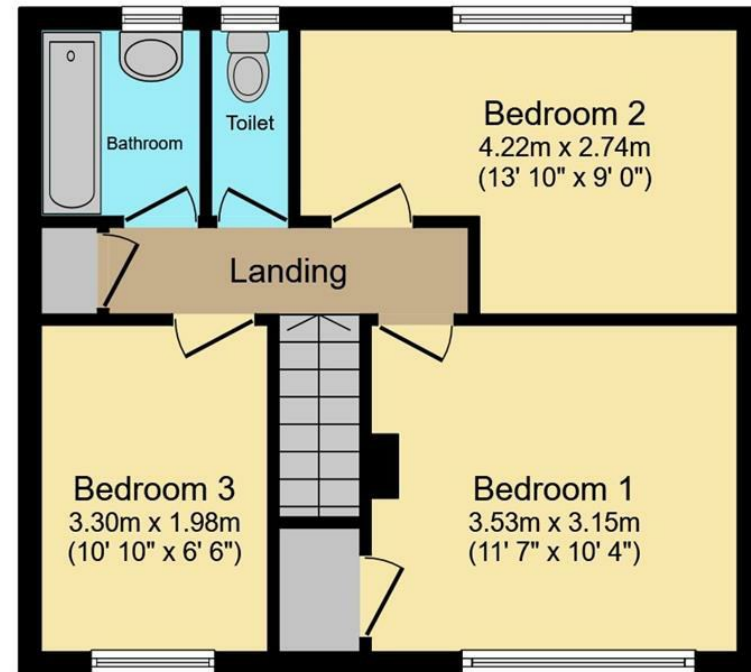


## 42 Masters Road, Leamington Spa, CV31 2EY



### Ground Floor

Floor area 38.4 m<sup>2</sup> (413 sq.ft.)



### First Floor

Floor area 40.2 m<sup>2</sup> (432 sq.ft.)

**TOTAL: 78.6 m<sup>2</sup> (846 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)



- Three bedroom mid-terrace home
- Family bathroom with separate WC
- Dual aspect living/dining room
- Kitchen/breakfast room
- Utility
- Driveway parking
- Southerly facing lawned rear garden
- Non standard construction
- EPC D



£225,000

A well-proportioned three bedroom terraced home located to the south of Leamington Spa in the popular village of Whitnash, lying within easy reach of the fantastic local amenities and schools. Having interior accommodation briefly comprising entrance hall, dual aspect living/dining room, breakfast kitchen, utility, three first floor bedrooms, family bathroom and WC. Outside, the property benefits from driveway parking and a south westerly facing lawned rear garden. Offering fantastic opportunity for modernisation and extension subject to planning permission. Available with no forward chain. (Agents Note: The property is understood to be of non-standard construction).

#### APPROACH

accessed from Masters Road via the driveway, which leads up to uPVC double glazed front door, which in turn opens in to:

#### ENTRANCE HALL

having stairs rising to first floor landing and gives way to the:

#### DUAL ASPECT LIVING ROOM

This well proportioned living and dining space has a centrally mounted gas feature fire with double glazed windows to both front and rear elevations, and has an internal door leading through to the:

#### KITCHEN/BREAKFAST ROOM

A generous size and features a range of light wood fronted wall and base mounted units with contrasting granite effect work surfaces over and an inset stainless steel sink and drainer unit with chrome monobloc tap. Having space provided for upright cooker, under-counter space for washing machine and additional room for upright fridge freezer, with uPVC double glazed window and access door giving views over the rear garden. Further internal door leading through to:

#### UTILITY ROOM

accessed from the kitchen and has a range of wall and base mounted units with contrasting granite effect work surfaces. With space provided for an upright fridge

freezer, front facing double glazed window and door giving access into the covered side porch.

#### FIRST FLOOR LANDING

has stairs rising from the entrance hall and gives way to all three bedrooms, family bathroom and separate WC.

#### BEDROOM ONE

This well sized double room has a large front facing double glazed window, provides ample room for bedroom furniture, and benefits from a large storage cupboard located over the stairs.

#### BEDROOM TWO

Another sizeable double bedroom, this time with a rear facing double glazed window overlooking the rear garden.

#### FAMILY BATHROOM

comprising a white suite with wall mounted wash hand basin and panelled bath with Triton electric shower over. Having ceramic tiling to splashbacks and obscured double glazed window to the rear elevation.

#### WC

The WC sits alongside the bathroom and has a low level WC, with rear facing obscured double glazed window.

#### BEDROOM THREE

The third and final bedroom is a well proportioned single room with front facing double glazed window.













#### OUTSIDE TO FRONT

is a concrete driveway enabling off road parking for two cars.

#### TO THE REAR

is a south westerly facing lawned rear garden with paved terrace accessible directly from the kitchen.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains XXX are connected to the property. However this should 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 and is understood to lie in Band XXX.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** XXX. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.





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