

WASHBOURNE ROAD, LEAMINGTON SPA CV31 2LD



A TWO BEDROOM SEMI DETACHED BUNGALOW IN A POPULAR WHITNASH LOCATION WITH NO ONWARD CHAIN.

- BUNGALOW
- NO CHAIN
- Quiet Cul-De-Sac
- Front Garden and Driveway
 - Garage
 - Garden
 - Lounge
 - Dining Room
 - Two Bedrooms
- Bathroom and Kitchen

2 BEDROOMS

OFFERS OVER £280,000

A two bedroom semi detached bungalow located within a popular location in Whitnash. This is a rare opportunity to purchase a bungalow within this area. There is huge potential and future scope for extension, subject to planning.

There is no onward chain and we will be aiming to do block viewings over the course of a couple of days, so call the office and ensure your viewing.

In brief, Driveway, Lounge, Dining Room, Kitchen, Two Bedrooms, Bathroom, garden and garage.

Front

Benefiting from an extremely spacious driveway and front garden laid to lawn. Access to the rear garden and garage as well as the front door, which leads immediately into the kitchen area.

Kitchen 15'3" x 7'6" (4.65 x 2.30)

Benefiting from double glazed windows to both side and front aspect, storage cupboard, light points and radiator.

Lounge 18'7" x 10'9" (5.68 x 3.29)

Facing the front aspect with a double glazed window, two light points, radiator and leading through to dining room.

Dining Room 13'8" x 10'10" (4.18 x 3.31)

Sitting between bedroom one and the living room, with a light point to ceiling and radiator and access also through to the bathroom and bedroom two.

Bathroom 6'4" x 5'8" (1.95 x 1.75)

With a double glazed window to the side aspect, light point, radiator, sink with storage, bath and shower attachment.

Bedroom One 20'0" x 10'0" (6.12 x 3.05)

Benefiting from a double glazed window to the rear and patio doors to the rear, light point and radiator.

Bedroom Two 8'10" x 8'3" (2.70 x 2.52)

Having a double glazed window to the side aspect, light point and radiator.

Garden

Good sized garden, part laid to lawn and part patio. Access to the garage and space for seating to the rear.

Garage

Good size garage with windows to the side, up and over door and plenty of storage space.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

General Information

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Viewings

Strictly by appointment through Hawkesford on 01926 438123

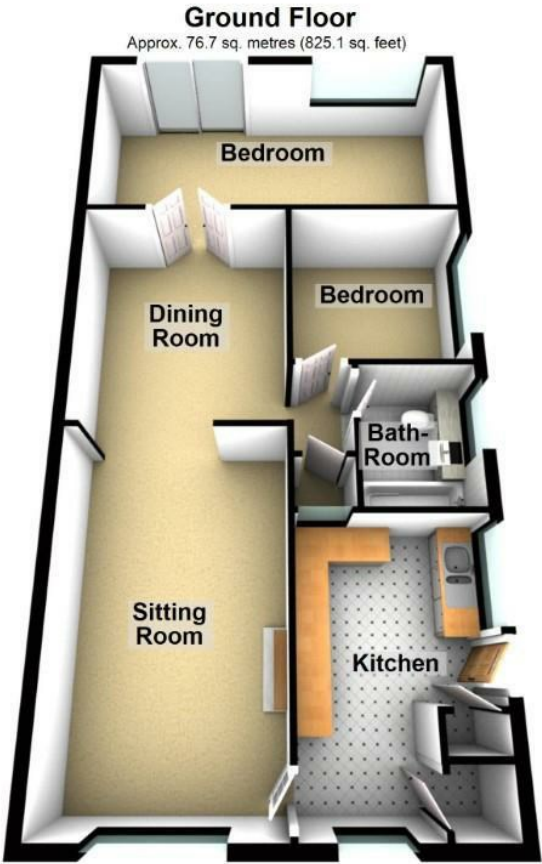












Total area: approx. 76.7 sq. metres (825.1 sq. feet)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	