



97 Whitnash Road

Leamington Spa **CV31 2HB**

Guide Price £310,000

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Whitnash

Offering deceptive four bedroomed accommodation and having been substantially extended over the years, this semi-detached dormer style house is offered for sale with the benefit of no onward chain and provides excellent scope and potential for future renovation and up-grading. Situated within a convenient south Leamington location within easy reach of both the town centre and facilities within Whitnash, the house has previously been tenanted for many years, but is now offered for sale with immediate vacant possession and providing accommodation that includes three reception rooms, two kitchens, four bedrooms, a loft room and numerous en suites. Outside there is off-road parking to the front and a good length garden to the rear. Overall this is a deceptively substantial property providing excellent scope for re-modelling into a comfortable family home.

LOCATION

Whitnash Road lies approximately one mile south of central Leamington Spa, being within easy reach of all facilities in Leamington town centre and Leamington Old Town. Additionally, there are comprehensive local facilities available within the Whitnash area itself which include local shops and schools, there also being good local road links available to the nearby Shires Retail Park and major supermarkets. Leamington Spa railway station provides regular commuter rail links to numerous destinations, notably London and Birmingham.

ON THE GROUND FLOOR

UPVC entrance door opening into:-

ENCLOSED PORCH ENTRANCE

With UPVC inner entrance door to:-

RECEPTION VESTIBULE

With staircase off ascending to the first floor and doors to:-

STUDY

3.58m x 2.24m (11'9" x 7'4")

Which has formerly been used as an additional bedroom having UPVC double glazed window, central heating radiator and door to:-

EN SUITE SHOWER ROOM

With low level WC, pedestal wash hand basin, shower enclosure housing Triton electric shower unit. Central heating radiator.

DINING ROOM

4.85m x 2.67m (15'11" x 8'9")

With dual aspect windows, central heating radiator and recess off, from which there is access to an understairs storage cupboard.

LOUNGE

8.15m x 3.48m max / 3.15m min (26'9" x 11'5" max / 10'4" min)

With fireplace, three central heating radiators and UPVC double glazed window overlooking the rear garden.

KITCHEN ONE

3.61m x 2.62m (11'10" x 8'7")

With double drainer stainless steel sink unit having base cupboards below, further various base cupboards and wall shelves, recently installed wall mounted Baxi gas fired boiler, central heating radiator, double glazed door giving external access to the side of the property and door to:-

CLOAKROOM/WC

With low level WC and wall mounted wash hand basin.

KITCHEN TWO

3.33m x 2.67m (10'11" x 8'9")

With double bowl single drainer stainless steel sink unit having cupboards below, further base cupboards with worktops over and wall cabinets to one side, UPVC double glazed window and central heating radiator.

ON THE FIRST FLOOR

LANDING

With staircase off ascending to the second floor, built-in storage cupboard and doors giving access to:-

BEDROOM ONE (REAR)

3.76m x 3.48m max to rear of wardrobes (12'4" x 11'5" max)

- to rear of wardrobes.

Having fitted wardrobing/storage to one side, UPVC double glazed window, central heating radiator and door to:-

EN SUITE SHOWER ROOM

With low level WC, pedestal wash hand basin, shower enclosure with Triton electric shower unit and central heating radiator.

BEDROOM TWO (REAR)

2.84m x 2.64m (9'4" x 8'8")

With UPVC double glazed window, central heating radiator and door to:-

EN SUITE SHOWER ROOM

With low level WC, wall mounted wash hand basin, floor inset shower tray with Mira electric shower unit over and central heating radiator.1

Features

Dormer Style Semi-Detached House

Extended Accommodation

Good Modernisation Potential

Three Reception Rooms

Two Kitchens

Four Bedrooms

Off-Road Parking

Rear Garden

No Chain





Floorplan

Internal Living Area 1538sq ft / 142.88m2

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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General Information

Tenure

Freehold

Fixtures & Fittings

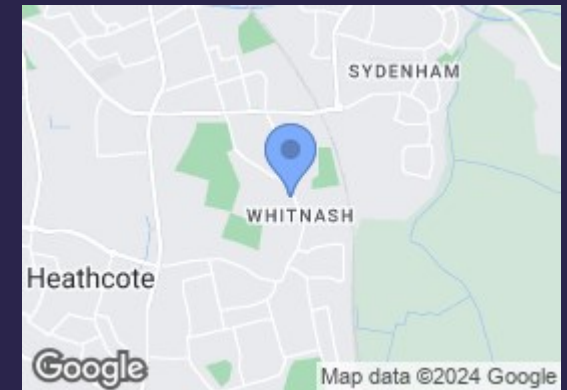
Specifically excluded unless mentioned in these sales particulars.

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 E - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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