



**13 East Dene**

Leamington Spa **CV32 7RF**

Guide Price £340,000

# 13 East Dene

Offering great scope for extension and improvement (subject to the usual consents) a three bedroom semi-detached family home in a popular residential area with a great sized garden, driveway parking and a garage which has been converted.

This great opportunity is offered for sale and internally comprises of an entrance hallway, lounge / diner, kitchen, conservatory and a utility room / WC. To the first floor there are three bedrooms with a further loft room and a family bathroom.

To the front of the property there is off-road parking for up to five vehicles leading to the garage which has been converted. There is a rear garden and scope to extend (STPP).

This property is located in a cul-de-sac and gives easy access to a number of local parks and Leamington Spa town centre.

## LOCATION

East Dene is situated to the north-east of Leamington Spa, being positioned a short drive from the town centre, which offers a wide range of cafes, restaurants and retail outlets. The property is also well serviced for communication links, the A46 providing links to the heart of the Midland motorway network, whilst Leamington Spa railway station, with its direct commuter links to London, Birmingham and a wide range of further centres, is approximately 2 miles away.

## ENTRANCE HALLWAY

Having stairs leading to the first floor and a door leading to;

## LIVING ROOM

5.21m x 3.55m (17'1" x 11'7")  
Having a double glazed window to the front elevation, gas central heating radiator, storage cupboard and space for lounge / dining room furniture.

## KITCHEN

6.23m x 2.62m (20'5" x 8'7")  
Having work top surfaces, cupboards for storage, sink unit, single glazed window to the rear elevation, five ring gas hob, double oven unit and space for white goods.

## CONSERVATORY

4.57m x 1.95m (14'11" x 6'4")  
Being double glazed to the side and rear, French doors leading out to the rear garden and a gas central heating radiator.

## UTILITY ROOM / TOILET

2.01m x 1.48m (6'7" x 4'10")  
Having a love level W/C, sink unit and space for a washing machine and separate dryer.

## FIRST FLOOR LANDING

Having doors leading to adjacent rooms.

## MASTER BEDROOM

3.57m x 3.09m (11'8" x 10'1")  
Having a double glazed window to the front elevation, space for bedroom furniture, storage cupboards, combination boiler and a gas central heating radiator,

## BEDROOM TWO

3.83m x 2.26m (12'6" x 7'4")  
Having a double glazed window to the rear elevation, space for bedroom furniture and a gas central heating radiator,

## BEDROOM THREE

2.14m x 2.08m (7'0" x 6'9")  
Having a double glazed window to the front elevation, space for bedroom furniture, a gas central heating radiator and stairs leading to the;

## LOFT ROOM

5.74m x 3.07m (18'9" x 10'0")  
Having a double glazed Velux window, space for bedroom furniture, a gas central heating radiator, low level W/C and sink unit. The vendor has informed us that no building regs are in place for this loft room.

## Features

Walking Distance to Town Centre

Off Road Parking

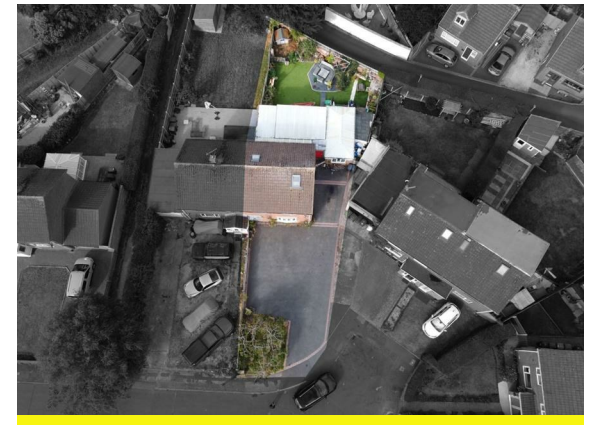
Converted Garage

Potential To Extend To The Side & Rear (STPP)

Cul-De-Sac Location

Currently Being Used As A Four Bedroom Family Home

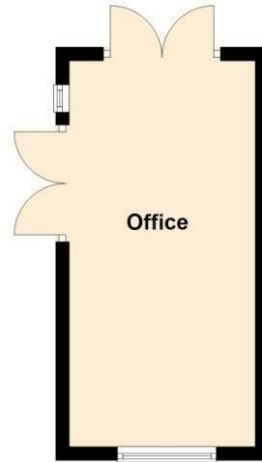




# Floorplan

## Ground Floor

Approx. 72.6 sq. metres (781.2 sq. feet)



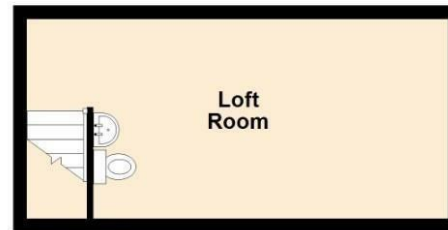
## First Floor

Approx. 39.0 sq. metres (420.1 sq. feet)



## Second Floor

Approx. 18.3 sq. metres (197.2 sq. feet)



## General Information

### Tenure

Freehold

### Fixtures & Fittings

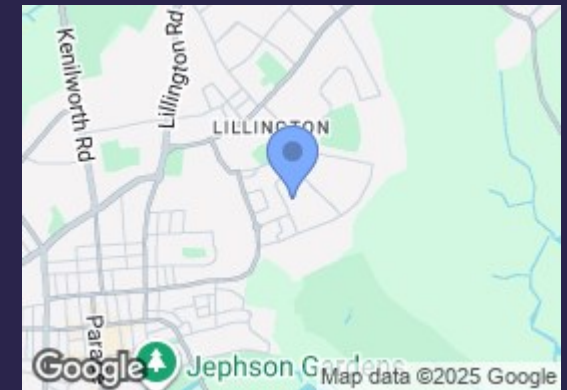
Specifically excluded unless mentioned in these sales particulars.

### 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) <b>A</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		
<b>England &amp; Wales</b>	69	74
	EU Directive 2002/91/EC	

## Contact us

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## Visit us

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