



**15 Greville Smith Avenue**

Leamington Spa **CV31 2HQ**

Offers Over £375,000

# 15 Greville Smith Avenue

## Whitnash

\*\*\*POTENTIAL TO EXTEND TO THE SIDE AND REAR (STPP)\*\*\*

We are delighted to bring to the market this three bedroomed semi-detached house, situated in this secluded area of Whitnash on the outskirts of Royal Leamington Spa. The property benefits from an entrance hallway, living room, dining room, kitchen, three bedrooms, family bathroom, private rear garden, garage and ample off-road parking. This property would make an ideal family home.

The property is approached via a concrete driveway with gated access to the garage and side door and pathway leading to the front door.

Call us today for more information or to book in an internal viewing.

### LOCATION

Whitnash lies approximately 1½ miles south of central Leamington Spa, being a popular and well established residential location with a good range of day-to-day amenities at its heart. These include well thought of schools, local shops and public transport services, there also being good local access available to more comprehensive shopping facilities including several major supermarkets on Leamington Shopping Park. Central Leamington Spa is also easily accessible, as is Leamington Spa railway station for regular commuter rail links and good routes out of the town including those to neighbouring towns and centres and links to the Midland motorway network, notably the M40.

### GROUND FLOOR

#### ENTRANCE HALL

Having a staircase rising to the first floor landing, central heating radiator, understairs storage cupboard, separate storage cupboard which houses a dryer and access into the kitchen and living accommodation.

#### LOUNGE

4.40m x 3.95m (14'5" x 12'11")  
With double glazed bay window to the front, gas central heating radiator, space for lounge furniture and doors leading on to the;

#### DINING ROOM

3.60m x 3.34m (11'9" x 10'11")  
With a gas central heating radiator, space for dining room furniture, double glazed window to the rear and double glazed door to the rear leading into the garden.

#### KITCHEN

2.71m x 2.41m (8'10" x 7'10")  
With a fitted kitchen comprising of a range of wall and base mounted units with work surface over incorporating a stainless steel sink and drainer unit, splashback tiling, four ring gas hob with an extractor fan above, built-in washing machine and dishwasher, space for a fridge freezer, double glazed window to the rear and double glazed door to the side leading to the drive and garage.

#### FIRST FLOOR LANDING

With a staircase rising from the entrance hall, airing cupboard housing a combination boiler, doors off to

bedrooms and bathroom and access to the loft.

#### BEDROOM ONE

4.42m x 3.45m (14'6" x 11'3")  
With double glazed bay window to the front elevation, space for bedroom furniture and a gas central heating radiator.

#### BEDROOM TWO

3.61m x 3.38m (11'10" x 11'1")  
With a double glazed window to the rear elevation, space for bedroom furniture and central heating radiator.

#### BEDROOM THREE

2.66m x 2.39m (8'8" x 7'10")  
With double glazed window to the front elevation, gas central heating radiator and stair bulkhead with built-over wardrobe.

#### FAMILY BATHROOM

2.44m x 1.68m (8'0" x 5'6")  
A beautifully presented bathroom with a suite comprising of a panelled bath, low level W.C, pedestal wash hand basin, tiling to the walls, heated towel rail and double glazed frosted window to the rear.

### Features

Potential To Extend To The Rear And Side (STPP)

Two Reception Rooms

Semi Detached House

Substantial Off Road Parking & Garage

Secluded Location

Private Rear Garden

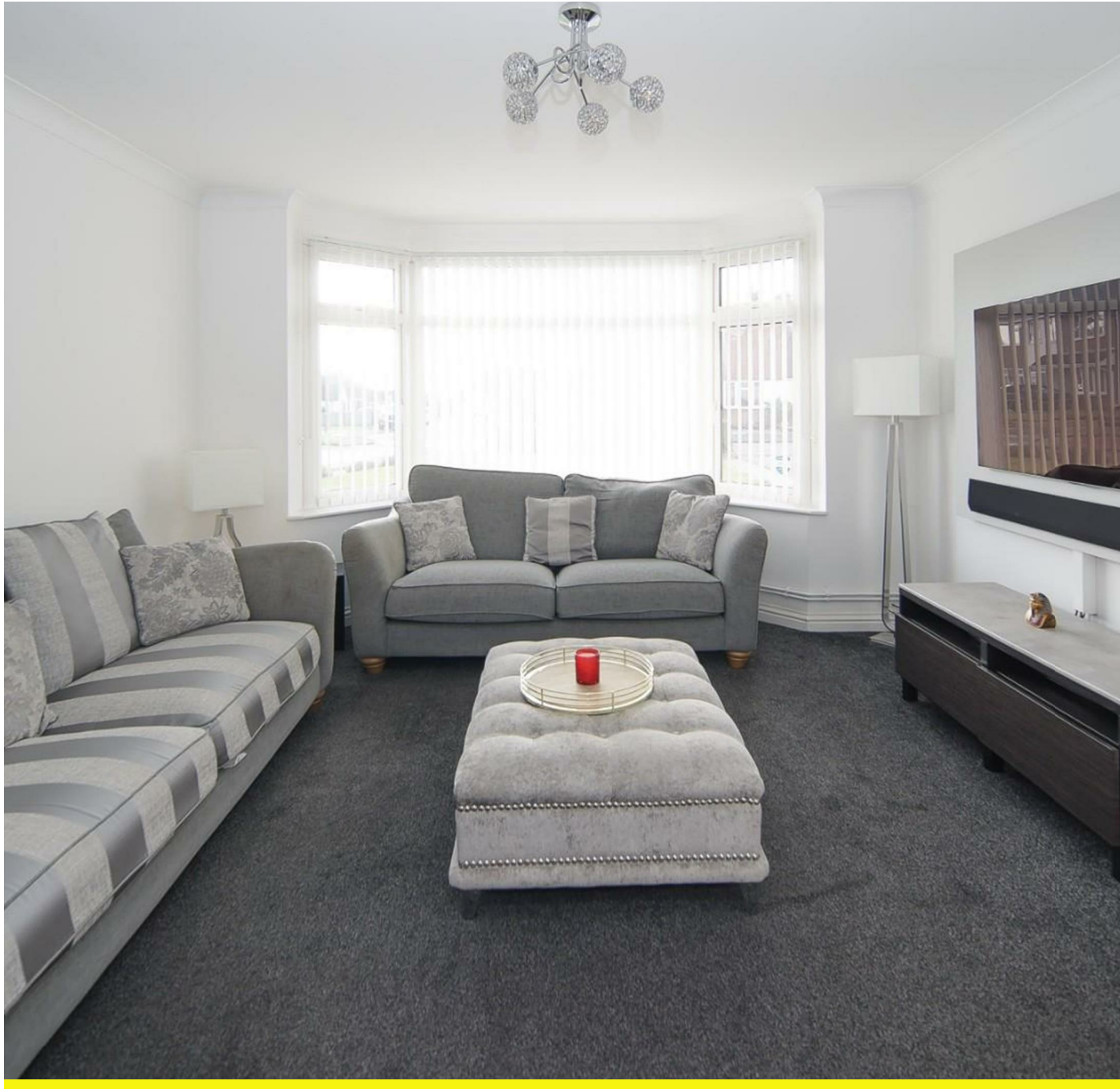
Quiet Location

Kitchen With Built In Appliances

Gas Central Heating

Beautifully Presented





# Floorplan

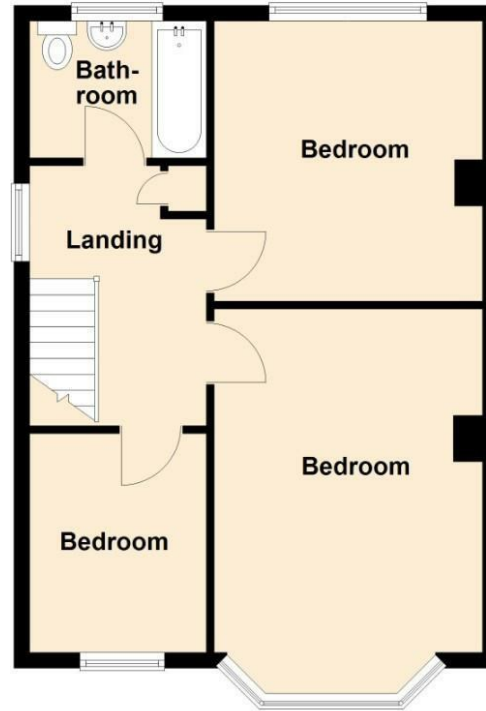
## Ground Floor

Approx. 64.1 sq. metres (690.0 sq. feet)



## First Floor

Approx. 47.5 sq. metres (511.8 sq. feet)



Total area: approx. 111.7 sq. metres (1201.8 sq. feet)

## General Information

### Tenure

Freehold

### Fixtures & Fittings

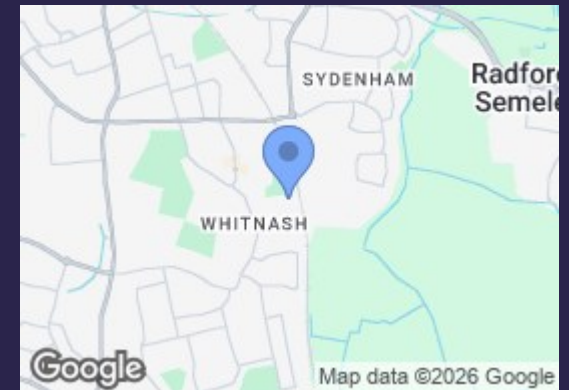
Specifically excluded unless mentioned in these sales particulars.

### 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 D - 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>	74	80
	EU Directive 2002/91/EC	

## Contact us

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## Visit us

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