59 Murcott Road East

Leamington Spa CV31 2JJ

Guide Price £300,000

59 Murcott Road East

Whitnash

SOUGHT AFTER LOCATION Offered for sale with no onward chain is this spacious three bedroom semi-detached family home, located in Whitnash. The property is in need of modernisation and has potential to extend further, subject to planning permission. The property in brief comprises of an entrance hallway, lounge, kitchen, separate dining area and a ground floor cloakroom. To the first floor there are three bedrooms and a family bathroom. Outside offers a rear garden, driveway to the front and a garage.

Properties within this area rarely come on the open market for sale.

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

Features

- No Onward Chain
- Three Bedroom Semi-Detached Family Home
- Potential To Extend (STPP)
- Garage
- Off Road Parking
- Extended Kitchen / Dining Room
- Great School Catchment Area

LOCATION
Murcott Road East lies within the heart of Whitnash, a little over two miles south of central Leamington Spa. This is a popular and well established residential area, well catered for with its own range of amenities including well thought of local schools, shops, social facilities and public transport services. There is easy local access available to the town centre along with local road links to neighbouring towns and centres along with the Midland motorway network, notably the M40, with Leamington Spa railway station providing regular commuter rail links.

PORCH
Having a sliding double glazed door leading you into the porch area.

ENTRANCE HALL
Having a gas central heating radiator, stairs rising to the first floor and doors leading off to adjacent rooms.

CLOAKROOM
1.43m x 0.88m (4'8" x 2'10")
Having a low level W/C and a single glazed frosted window to the front elevation.

LIVING ROOM
4.88m x 3.33m (16'0" x 10'11")
Having a gas feature fireplace, gas central heating radiator, space for lounge furniture and a sliding patio door leading out to the rear garden.

KITCHEN / DINING ROOM
6.45m x 4.09m (21'1" x 13'5")
The kitchen / diner has been extended to create more space and in brief has two double glazed windows to the rear elevation, a double glazed window to the front elevation, work top surfaces, cupboards, space for appliances and a wall mounted gas boiler.

FIRST FLOOR LANDING
Having doors leading to adjacent rooms and loft access.

BEDROOM ONE
3.97m x 2.33m (13'0" x 7'7")
Having a double glazed window to the front elevation, gas central heating radiator and space for bedroom furniture.

BEDROOM TWO
3.36m x 2.37m (11'0" x 7'9")
Having a double glazed window to the rear elevation overlooking the rear garden, gas central heating radiator and space for bedroom furniture.

BEDROOM THREE
3.08m x 2.42m (10'1" x 7'11")
Having a double glazed window to the front elevation, gas central heating radiator and space for bedroom furniture.

FAMILY BATHROOM
2.37m x 2.09m (7'9" x 6'10")
Having a low level W/C, bath unit, sink, gas central heating radiator and a built-in storage cupboard.

OUTSIDE

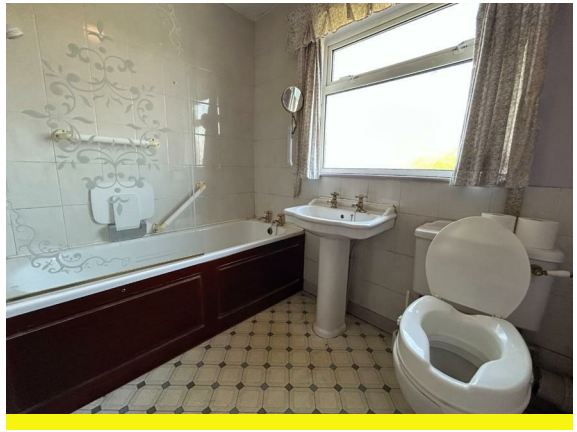
REAR GARDEN
A great sized garden which would be ideal for hosting small family events.

GARAGE
4.69m x 2.35m (15'4" x 7'8")
Having an up and over door, lighting and power.

PARKING
Having off-road parking.

TENURE
The property is understood to be Freehold.

DIRECTIONS
Postcode for sat-nav - CV31 2JJ.



Floorplan

Total area: approx. 98.8 sq. metres (1063.2 sq. feet)

General Information

Tenure

Freehold

Services

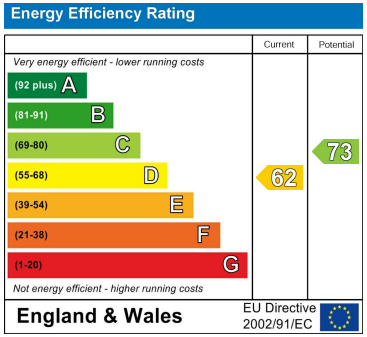
We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band D - Warwick District Council



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