



**52 Brunel Close**

Leamington Spa **CV31 2QG**

Guide Price £300,000

# 52 Brunel Close

## Whitnash

Nestled favorably within this cul-de-sac of Brunel Close, Whitnash, this charming mid-terraced town house presents an excellent opportunity for those seeking a comfortable family home. Boasting three well-proportioned bedrooms, this property offers ample space for both relaxation and entertaining across its three floors of living accommodation.

The layout is thoughtfully designed to maximise space and light, creating a welcoming atmosphere throughout. The ground floor features an office / bedroom, utility room and cloakroom. To the first floor there is a kitchen and the lounge / diner. The second floor offers two double bedrooms and a family bathroom.

One of the standout features of this property is the convenience of a driveway and garage, ensuring that parking is never a concern. The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

Call us today for more information.

### LOCATION

Brunel Close lies off Mullard Drive, which in turn runs parallel with Golf Lane, forming part of a popular residential location to the south of central Leamington Spa. Whitnash itself offers a comprehensive range of day-to-day amenities including shops, schools and public transport services with good local access available to neighbouring towns and centres as well as links to the Midland motorway network.

### ENTRANCE HALL

Having stairs leading to the first floor, radiator, understairs storage cupboard and doors leading to adjacent rooms.

### BEDROOM / OFFICE

2.77m x 2.16m (9'1" x 7'1")  
Having a double glazed window to the rear elevation, radiator and space for bedroom / office furniture.

### UTILITY ROOM

3.75m x 1.42m (12'3" x 4'7")  
Having space for a washing machine / dryer, sink unit, door to the rear garden and a storage cupboard.

### CLOAKROOM

1.77m x 0.76m (5'9" x 2'5")  
Having a low level W/C and a double glazed frosted window to the rear elevation.

### FIRST FLOOR

### KITCHEN

2.78m x 1.82m (9'1" x 5'11")  
In brief the kitchen comprises of work top surfaces, cupboards, part tiled walls, sink unit, space for white goods, space for a cooker / oven, wall mounted boiler and a double glazed window to the rear elevation.

### LOUNGE / DINER

7.79m x 4.56m (25'6" x 14'11")  
A light and airy room which has a double glazed window to the front and rear elevation, space for lounge / dining room furniture and two radiators.

### SECOND FLOOR

Having doors to adjacent rooms.

### BEDROOM (TO THE FRONT)

3.98m x 2.74m (13'0" x 8'11")  
Having built-in wardrobes, radiator, space for bedroom furniture and a double glazed window to the front elevation.

### BEDROOM (TO THE REAR)

4.57m x 2.78m (14'11" x 9'1")  
Having a radiator, space for bedroom furniture and a double glazed window to the rear elevation.

### FAMILY BATHROOM

2.50m x 2.08m (8'2" x 6'9")  
Having a low level W/C, sink unit, part tiled walls, bath and an airing cupboard.

### Features

- No Onward Chain
- Off Road Parking
- Three Double Bedrooms
- Popular Area Of Whitnash
- Garage
- Close To Golf Course
- Town House





# Floorplan

Internal Living Area 973sq ft / 90.41m2 (excluding garage)



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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 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>		78
(55-68) <b>D</b>	68	
(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>	EU Directive 2002/91/EC	

## Contact us

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## Visit us

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