

114 Murcott Road East

Leamington Spa CV31 2JP

Offers Over £265,000

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Whitnash

Beautifully refurbished to an excellent standard throughout, this two double bedroomed semi-detached bungalow is situated on a generous plot and located within easy reach of amenities in the popular residential area of Whitnash, Leamington Spa.

Entering the property, you are welcomed by a spacious hallway leading to the well-equipped and recently refitted kitchen with built-in appliances and having access to the patio at the side of the property. The living room has also been thoughtfully redecorated to provide a central media wall with integrated feature fireplace and ample space for both living and dining furniture.

To the rear of the property are two double bedrooms favourably overlooking the garden. Both of the bedrooms are served by a modernised shower room benefiting from ample storage space and a heated towel rail.

To the rear of the property is a fantastic garden that has been mostly laid to lawn with a patio seating area.

Call us today for an internal viewing.

Features

- Prime Location Set Back From The Road
- No Onward Chain
- Re-furbished Throughout
- Two Double Bedrooms
- Generous Rear And Side Garden
- Kitchen With Built In Appliances
- Close By to Local Amenities
- Close To A Bus Stop







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.

FRONT GARDEN

Enclosed with fencing and with path leading to front and side access.

ENTRANCE HALL

Having access to the kitchen and living room and with storage cupboard.

LIVING ROOM / DINING ROOM

5.47m x 3.25m (17'11" x 10'7")
With gas centrally heated radiator, fitted media wall with feature fireplace beneath, double glazed window to the front aspect, space for lounge furniture and having spotlights.

KITCHEN

3.18m x 2.67m (10'5" x 8'9")
Fitted with a range of base and eye level units offering ample worktop and storage space, integrated cooker and a four ring gas hob, fridge/freezer and washing machine. Also having a sink with drainer unit and mixer tap, double glazed window to the side aspect, tiled splashback and spotlights.

BEDROOM ONE

4.06m x 3.26m (13'3" x 10'8")
With gas centrally heated radiator, double glazed window to the rear elevation, space for bedroom furniture and having spotlights.

BEDROOM TWO

2.95m x 2.69m (9'8" x 8'9")
With gas centrally heated radiator, double glazed window to the rear elevation, space for bedroom furniture, wall mounted boiler and having spotlights.

SHOWER ROOM

1.98m x 1.68m (6'5" x 5'6")
Fitted with a three piece suite comprising low-level flush W/C, wash hand basin with storage underneath and tiled splashback, walk-in shower cubicle with sliding screen and tiled splashback, heated towel rail and double glazed frosted window to the side elevation.

REAR AND SIDE GARDEN

Mostly laid to lawn with central path and patio seating area.

TENURE

Freehold.

DIRECTIONS

Postcode for sat-nav - CV31 2JP.









Floorplan

Internal Living Area 605sq ft / 56.22m2

GROUND FLOOR



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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.

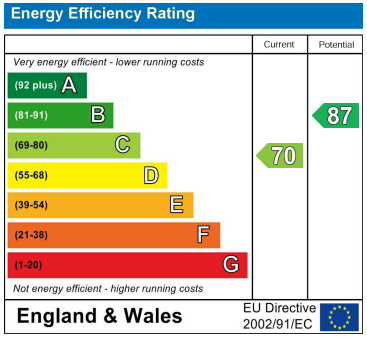
Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band C - Warwick District Council





Contact us

01926 888998

leamington@wiglesworth.com

Visit us

14 Euston Place, Leamington Spa, Warwickshire, CV32 4LY

wiglesworth.com