

18 Bonniksen Close

Leamington Spa CV31 3RP

Offers Over £200,000

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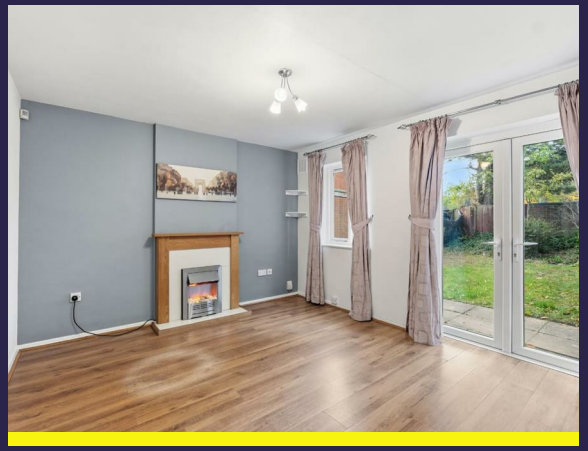
Being pleasantly positioned at the head of a cul-de-sac, this modern semi-detached house is offered for sale with the benefit of no onward chain. This freehold property provides accommodation, location and pricing which could be particularly well suited to first-time purchasers or those seeking investment opportunities.

With neutral decor throughout, the gas centrally heated accommodation now provides the purchaser with an ideal opportunity to give the property a personal cosmetic stamp. Having a lounge, kitchen, two bedrooms and bathroom internally, the house is complemented externally by gardens to front and rear along with a paved driveway providing off-road parking.

Additionally, the house is conveniently situated within easy reach of many local amenities including Leamington Spa railway station and the town centre.

Features

- Modern Semi-Detached House
- Cul-de-Sac Position
- Lounge
- Kitchen
- Two Bedrooms
- Bathroom
- Gardens Front and Rear
- Off-Road Parking
- No Chain







LOCATION
Bonniksen Close lies off Brakesmead, which is accessed directly from Tachbrook Road via Culworth Close. This is a relatively modern development with Bonniksen Close being well placed for all south Leamington amenities including Leamington Spa railway station, as well as nearby retail parks and numerous road links via Tachbrook Road.

ON THE GROUND FLOOR

COVERED PORCH ENTRANCE
With traditional panelled style entrance door opening into:-

ENTRANCE HALLWAY
With staircase off ascending to the first floor, door to understairs storage cupboard, central heating radiator, laminate flooring and door to:-

LOUNGE
4.04m x 3.30m (13'3" x 10'10")
With centrally positioned fireplace having wood surround and housing a pebble effect electric fire with stainless steel surround, central heating radiator, laminate flooring, double glazed window and UPVC double glazed French style doors opening into the rear garden.

KITCHEN
2.82m x 2.18m (9'3" x 7'2")
Having a range of wood edged cupboards comprising base cupboards and drawers surmounted by roll edged wood grain effect worktops with ceramic tiled splashbacks, a range of matching wall cabinets to one side, inset four burner stainless steel gas hob with fitted electric oven below and stainless steel filter hood over, inset single drainer stainless steel sink unit with mixer tap, central heating radiator, wall mounted gas fired boiler, double glazed window to front and plumbing for washing machine.

ON THE FIRST FLOOR

LANDING
With access trap to roof space and doors to:-

BEDROOM ONE (FRONT)
3.12m x 3.07m + recess (10'3" x 10'1" + recess)
With two double glazed windows to front elevation, central heating radiator, built-in airing cupboard housing the hot water cylinder and fitted wardrobe built into recess with overhead storage cupboard.

BEDROOM TWO (REAR)
3.05m x 1.96m (10'0" x 6'5")
With double glazed window and central heating radiator.

BATHROOM
With three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, obscure double glazed window and central heating radiator.

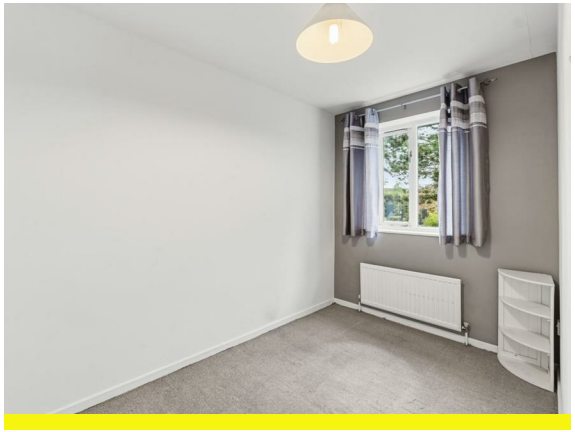
OUTSIDE

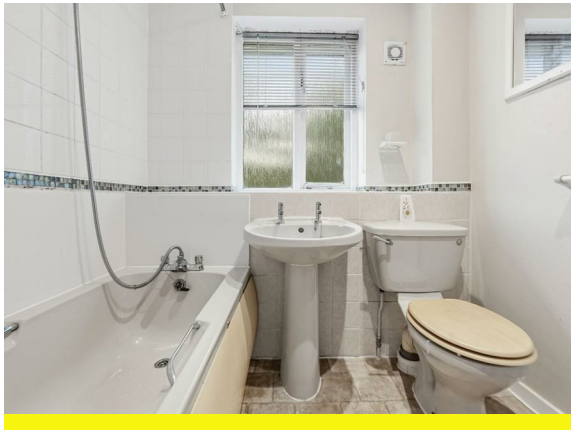
FRONT
A lawned foregarden with external bin store, accessed from the porch, and outside tap. To the right of the foregarden a paved driveway provides useful off-road parking space.

REAR GARDEN
A pleasant rear garden that backs onto Tachbrook Road having paved patio area, lawn beyond and part walled and part fenced boundaries. The rear garden can also be entered over a gated side foot access.

DIRECTIONS
Postcode for sat-nav - CV31 3RP
what3words - event.sculpture.frog



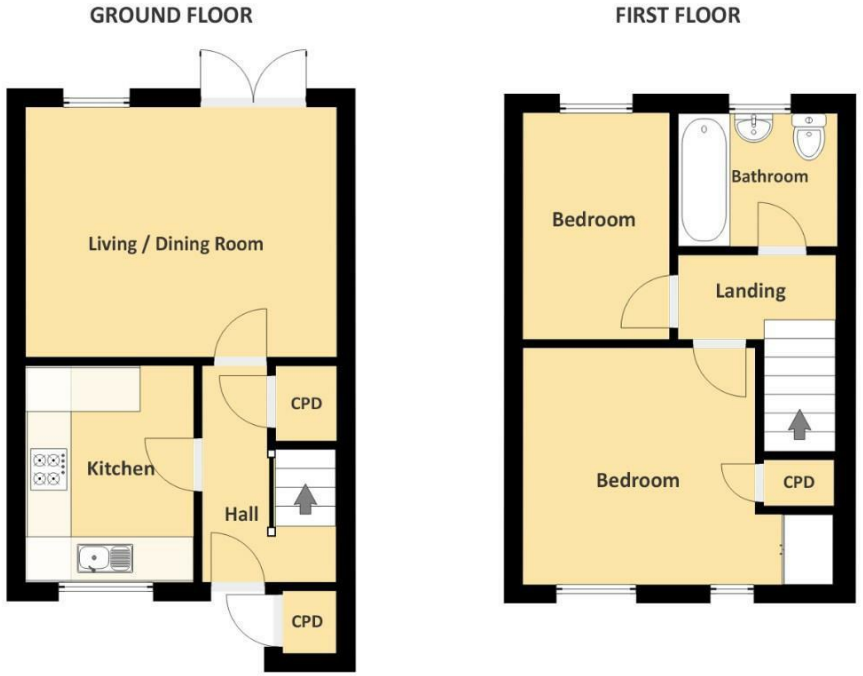






Floorplan

Internal Living Area 530sq ft / 49.28m2



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General Information

Tenure

Freehold

Fixtures & Fittings

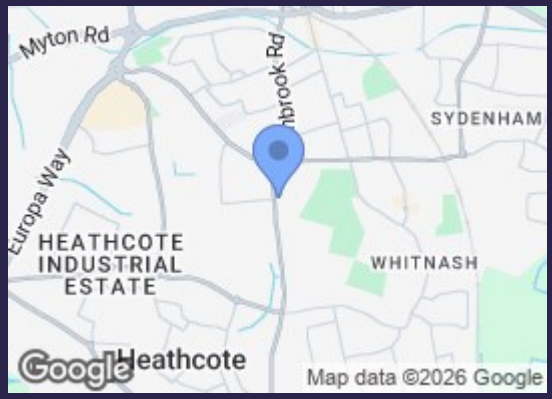
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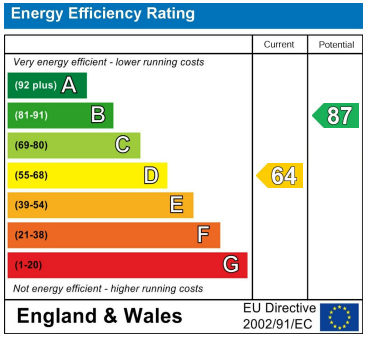
Services

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 B - Warwick District Council





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