



DOBSON LANE

LEAMINGTON SPA, CV31 2SP

GUIDE PRICE £265,000
FREEHOLD

Set at the heart of the popular residential area of Whitnash, Leamington Spa, is this two-bedroom semi-detached home, in close proximity to local amenities, including popular schools, local shops and public transport links. This lovely home has much to offer its next owners with potential and space to extend at both the side and the rear of the property (subject to planning permission).

DOBSON LANE

- 2 Bedrooms
- Close To Amenities
- Well Presented
- Enclosed Rear Garden
- Great Potential
- Great First Time Buy
- Perfect Investment Property
- Off Road parking
- Potential to Extend (STPP)
- Good connections to M40



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Upon entering the property, you are welcomed into an entrance hallway that leads into all other rooms within the home.

The lounge is located at the rear of the home and is flooded with natural light thanks to the large French doors and windows with views over the rear garden.

At the front of the home, you will find the fully fitted kitchen, complete with a range of wall and base units, electric oven and hob, integrated washing machine and under stairs storage space for fridge freezer.

Upstairs briefly comprises of two bedrooms and a bathroom.

The main bedroom, at the rear of the property, is a light and airy, well presented large double bedroom which has an abundance of space for bedroom furniture complete with a recessed wardrobe/storage.

Bedroom two is a further double room located at the front of the home with built in storage and space for bedroom furniture.

The bathroom is a modern tiled suite that is complete with a shower over bath, w/c and pedestal wash basin.

Leading outside, this beautiful home is blessed with a well-kept, rear garden that is laid mainly to lawn and is complete with a patio and decked area that is perfect for alfresco dining and entertaining guests.

This well-presented property also benefits from off road parking for one vehicle, gas central heating, partial double glazing and great connections to the M40. With a wealth of amenities on its doorstep and the potential to extend (STPP), this lovely home will be in high demand and early viewing is advisable to avoid disappointment.

Tenure: Freehold

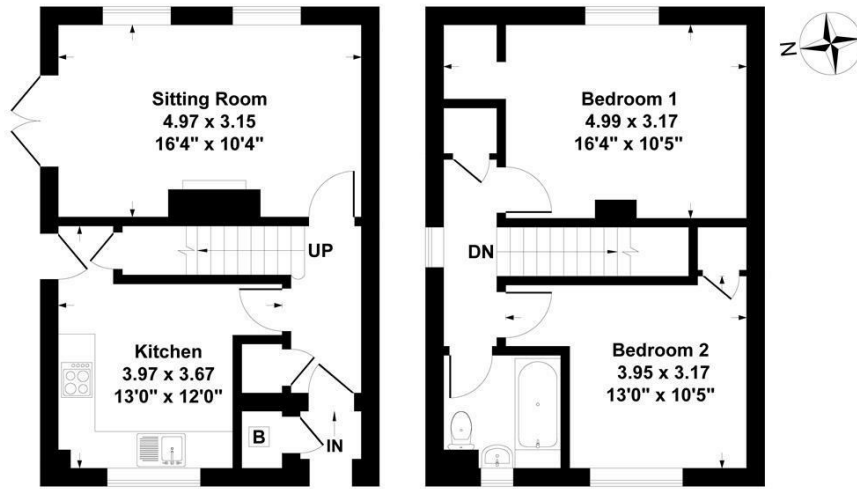
Council Tax Band: B

Local Authority: Warwick District Council

EPC: D

DOBSON LANE





Ground Floor

First Floor

Ground Floor Approx Area = 34.52 sq m / 372 sq ft
 First Floor Approx Area = 36.13 sq m / 389 sq ft
 Total Area = 70.65 sq m / 761 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 86 |
| (69-80) C | 68 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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