



Mullard Drive

WHITNASH, LEAMINGTON SPA, CV31 2QE

Nathaniel Cleaver
The **Leamington Spa** Property Expert





This late 1960's semi detached home is situated in a popular location and is close to schools, parks, local amenities, a few mins drive from Leamington Spa Town Centre and is conveniently located for the M40 motorway network, train station and all major transport links.

Property at a glance

Semi Detached Family Home

3 Bedrooms

Family Bathrooms

Scope To Extend

Substantial Sized Rear Garden

Driveaway Parking For 3/4 Cars

Single Detached Garage

Close To Local Amenities, Schools & Parks

Built Late 1960's

EPC Rating – D





In brief on the ground floor the property comprises of; entrance hallway, 25 foot lounge / dining room and kitchen. There is side access from the kitchen to driveway and direct access to garden from dining area via sliding doors.

Upstairs you have three good sized bedrooms and a bathroom with separate WC.

This property has quite a substantial sized rear garden with large patio area off the dining room, a lawned area and it also has a single detached garage.

The property has gas central heating and is double glazing throughout and it has a driveway running to the front and side of the property.

Council Tax Band - D

EPC Rating - D

Tenure - Freehold

CALL NOW TO BOOK YOUR VIEWING.



“For me there are few properties that come to the market that have a garden that compares to this one.”

The Seller's View

"This has been our family home since 2012 and our favourite part of the house has always been the huge rear garden, we have had many a family party and BBQ here and will certainly miss it.

We also looked at doing a wrap around extension some years ago as there is so much scope to further expand."



"Our favourite part – The Garden"

Services

Main water, gas and electric.

Mobile Coverage: 4G coverage is available in the area - please check with your provider

Broadband Availability: Broadband is available in the area via fibre optic 38MB average download speed.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Tenure

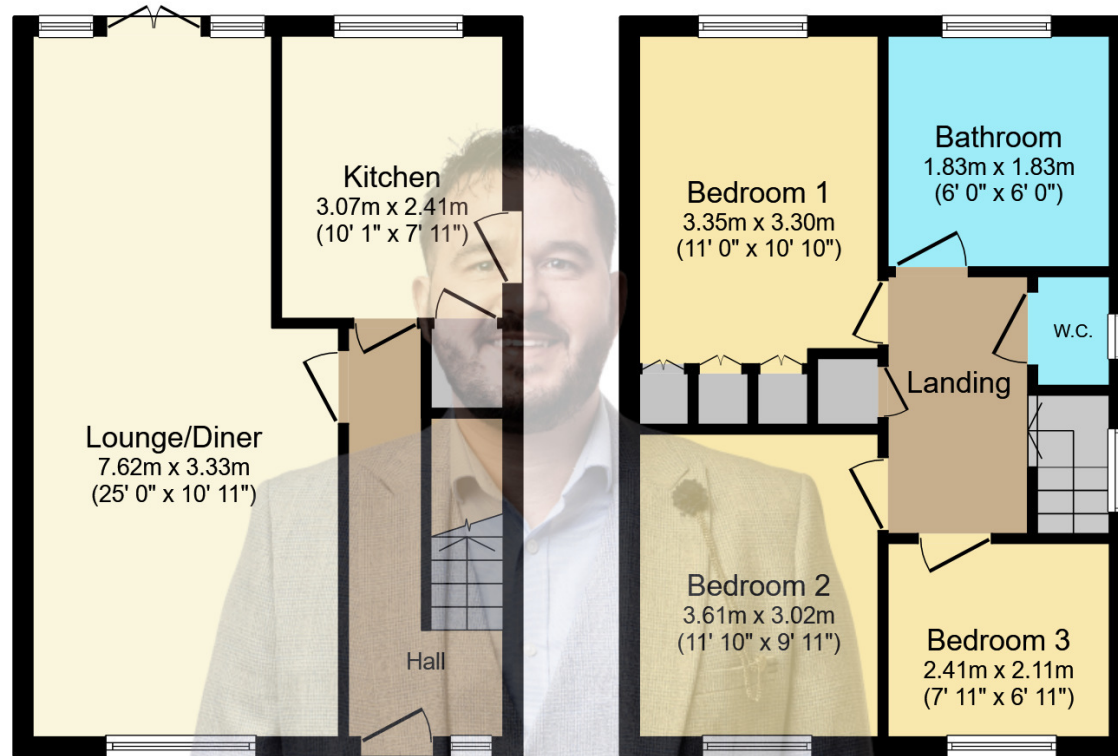
Freehold

Local Authority & Tax Band

Wawick District Council
Tax band - D

Viewing Arrangements

Viewing strictly by appointment with sole agent
Nathaniel Cleaver - 07793 363210
nathaniel@thepropertyexperts.co.uk



Ground Floor

Floor area 39.0 m² (419 sq.ft.)

First Floor

Floor area 39.0 m² (419 sq.ft.)

TOTAL: 77.9 m² (839 sq.ft.)

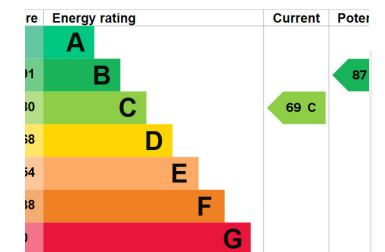
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Amenities/Distances

Close to all local amenities, schools, parks and transport links including the train station.

AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



About the **Area**

Whitnash

Whitnash is a town and civil parish located southeast of, and contiguous with Leamington Spa and Warwick in Warwickshire, England. In 2001, it had a population of 7,760 which increased to 9,129 in the 2011 census, increasing again to 10,489 in the 2021 census.



Leamington Spa

Leamington Spa is a town in central England. Set on the winding River Leam, it's known for its Regency architecture and broad boulevards. The colonnaded Royal Pump Rooms, a 19th-century bathhouse, now houses the Leamington Spa Art Gallery and Museum. It includes a local history gallery and an original hammam, or cooling room. Jephson Gardens is a park with formal flowerbeds and a glasshouse for tropical plants.



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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

So pleased that I chose The Property Experts to market the sale of my apartment in Leamington Spa. The customer service I received from Nathaniel Cleaver was warm and professional. The pictures and video of my property was absolutely stunning, showcasing the unique features of this period apartment .

From the very beginning, Nathaniel was very proactive using his expertise and knowledge to contact interested buyers. I was kept fully updated when a viewing was to take place, and prospective buyers comments were passed to me after each viewing.

The whole process went very smoothly, and I was confident that Nathaniel would find me a suitable buyer. He is very helpful, diligent, and cares about his customers .

Most importantly when an offer was made on my apartment the procedure from offer, to Exchange and completion of contracts was amazingly swift which for me was so stress free and a positive experience. I would highly recommend Nathaniel and The Property Experts.



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