



Greville Smith Avenue, Whitnash

LEAMINGTON SPA, CV31 2HQ

Nathaniel Cleaver

The **Leamington Spa** Property Expert





This superbly presented home is ideal for first timers, small families or down sizers and is in a perfect location for school catchments, local amenities, all major transport links, bus stops, the train station and nice parks and dog walks.

Property at a glance

Superbly Presented Semi Detached Bungalow

Two Double Bedrooms

Large Through Lounge / Dining Area & Conservatory

Refitted Integrated Kitchen

Refitted Family Bathroom

Driveway Parking & Single Detached Garage To The Side

Stunning Enclosed Mature East Facing Rear Garden

Ever Popular Location

Close To all Local Amenities, Schools, Parks etc.

EPC Rating – C





The plot has a large driveway to the front with parking for at least three cars, the drive continues around the side of the property where it has a detached single garage

In brief the property comprises of; large entrance hallway, bedroom two which is a good size with a large window to the front aspect, master bedroom which benefits from built in wardrobe storage, a modern re fitted family bathroom with airing cupboard, a re fitted modern white high gloss integrated kitchen, a conservatory which is currently being used as a utility room and there is a stunning open plan large living / dining area with slid wooden floors and sliding doors leading out to the garden and patio area.

The show stopper has to be the rear garden, it is highly impressive with patio area, gravelled area with seating and table on, it has a potting shed / green house and a lovely path running through the middle of two good sized lawned areas. It is very well established with lots of plants, trees and borders with the beautiful smells of lavender and rose throughout.

Further benefits are the fact it is gas centrally heated and double glazed throughout and it is being offered for sale with NO ONWARD CHAIN.

Council Tax Band - D

EPC Rating - C

Tenure - Freehold



“For me this is a fantastic sized home with a truly stunning rear garden.”

The Seller's View

"We have always loved the garden, it is a truly wonderful place to sit outside and enjoy."

It also has many flowers, plants, trees and established borders and the smells of lavender and roses are fantastic, it is a garden that gets the sun all day too."



"Our favourite part – the beautiful rear garden"

Services

Main water, gas and electric.

Tenure

Freehold.

Local Authority & Tax Band

Warwick District Council

Tax band - D

Viewing Arrangements

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

Property & Services information:

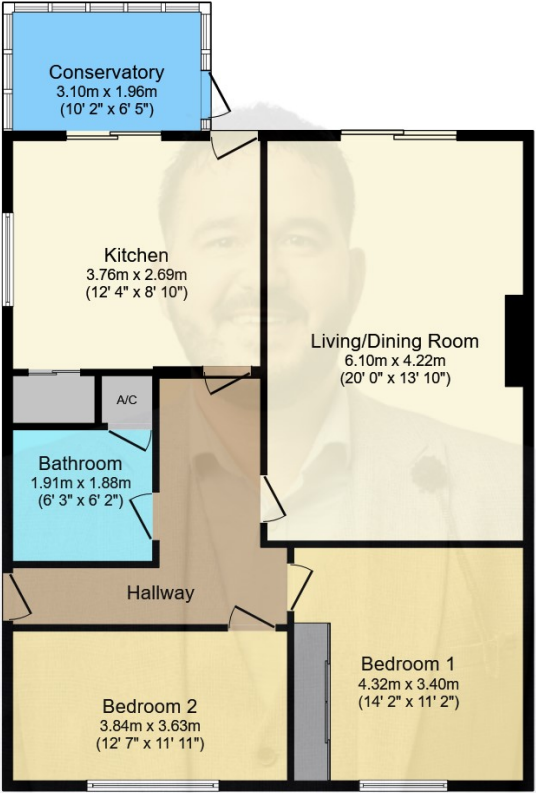
Mobile Coverage: 4G coverage is available in the area - please check with your provider
Broadband Availability: Broadband is available in the area via Open Reach ultra fast fibre optic 50MB average download speed.

Utilities: Mains gas, electricity, mains water are connected.

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

Amenties/Distances

The property is close to all local amenities, shops, schools, bus stops and parks as well as all transport links..



Floor Plan

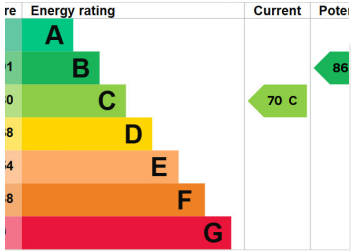
Floor area 94.8 sq.m. (1,020 sq.ft.)

Total floor area: 94.8 sq.m. (1,020 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.in

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.



Nathaniel Cleaver

The **Leamington Spa** Property Expert

📞 07793 363210

🌐 thepropertyexperts.co.uk

✉ nathaniel@thepropertyexperts.co.uk

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.



Scan QR code to
to follow me on
social media

