



2 Bed
Mews House
located at

32 Wych Elm Drive
Off St Helens Road
Royal Leamington Spa
CV31 3QR


MARGETTS
ESTABLISHED 1806

Offers Over £250,000

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Quietly located at the head of a attractive private drive, and offering two allocated car parking spaces, this delightful two bedroom modern mews home is offered at a sensible price and well worth a visit. NO UPWARD CHAIN.

ENTRANCE

Canopy porch and double glazed front door opens into the:

RECEPTION VESTIBULE/HALLWAY

with radiator.

FITTED DINING/KITCHEN

12'8" max' x 11'11" max'

with roll edge work surfacing incorporating a single drainer sink unit with base units beneath and eye level wall cupboards. Wall mounted ideal gas fired central heating boiler, space and plumbing for washing machine, double glazed window to the front, tall larder cupboard with recess to the side for a three-quarter sized fridge/freezer. Radiator.

REAR SITTING ROOM

13'8" max' by 11'10"

with radiator, double glazed patio doors to the rear patio and garden, television aerial connection point and staircase rising to:

STAIRS AND LANDING

with access to the roof space.

MASTER BEDROOM - FRONT

11'11" x 12'7"

with double glazed window to the front and radiator.

BEDROOM 2 - REAR

9'10" x 6'0" 29'6" (tbc)

with double glazed window to the rear and door opening to a useful over bulkhead storage cupboard. (measurements to be confirm)

REFITTED SHOWER ROOM

formally a bathroom, now has a fully tiled shower cubicle, wash hand basin with mixer tap and cupboard beneath and low-level WC. Obscured double glazed window and tile floor, tiled ceiling and radiator.

OUTSIDE

The property is approached via a private drive which gives access to

PARKING x 2 (Tandem)

Two allocated car parking spaces.

REAR GARDEN

The rear garden has a patio and shaped lawn and rear timber garden gate.

GERNEAL INFORMATION

We believe all mains services are connected.

We understand the property is freehold.



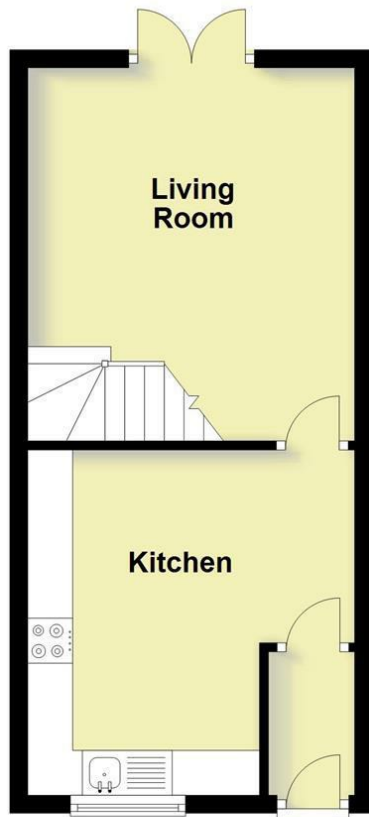




32 Wych Elm Drive, Off St Helens Road, Leamington Spa.

Ground Floor

Approx. 29.5 sq. metres (317.8 sq. feet)



First Floor

Approx. 29.5 sq. metres (317.8 sq. feet)



Total area: approx. 59.0 sq. metres (635.5 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			90
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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