



**Connells**

Hebe Way  
Whitnash Leamington Spa



# Hebe Way Whitnash Leamington Spa CV31 2SX

for sale  
**£250,000**



## Property Description

Modern and beautifully presented two DOUBLE bedroom end terrace, located in Whitnash, which would make an ideal STARTER HOME

Situated within a good school catchment area and still within it's NHBC warranty, the property comprises; welcoming entrance hallway, downstairs W/C and open plan lounge/diner/kitchen. There are two double bedrooms and the family bathroom on the first floor. With a good size rear garden which is laid to lawn and patio and is fully fence enclosed. There is off road parking for two cars at the front of the property.

Must be viewed!

## Approach

Via pathway leading to front entrance.

## Entrance Hallway

Welcoming entrance hallway with a door to front, radiator, Karndean flooring and doors off to downstairs W/C and lounge/diner.

## Downstairs W/C

Fitted with a wash hand basin, low level W/C, partly tiled walls, tiled flooring, a radiator and a double glazed window to front elevation.

## Open Plan Lounge/Diner/Kitchen

24' 9" x 14' 10" max ( 7.54m x 4.52m max )

## Lounge/Diner Area

15' 9" x 14' 10" max ( 4.80m x 4.52m max )

Comprising a television point, understairs storage cupboard, a radiator, double glazed window to side elevation stairs rising to the first floor and double glazed french doors to garden.

## Kitchen Area

11' 5" x 10' 3" ( 3.48m x 3.12m )

Fitted with wall and base units with work surfaces over, incorporating a stainless steel sink and drainer unit. With an electric oven and gas hob with cookerhood over, integrated washing machine, integrated dishwasher and integrated fridge/freezer. Housing the central heating boiler and benefitting from tiling to the splash back areas and a double glazed window to front elevation.

## First Floor

### Landing

The stairs lead from the lounge, with a storage cupboard, loft access and doors off to both bedrooms and the family bathroom.

### Bedroom One

14' 10" x 10' 3" to wardrobes ( 4.52m x 3.12m to wardrobes )

Double bedroom, comprising two built in wardrobes, a radiator and two double glazed windows to rear elevation.

### Bedroom Two

10' 8" max x 8' 3" ( 3.25m max x 2.51m )

Double bedroom with fitted wardrobes, a radiator and a double glazed window to front elevation.

### Bathroom

Fitted with a white three piece suite, comprising a wash hand basin, bath and low level W/C. Benefitting from a shaver point, partly tiled walls, towel rail and a double glazed window to front elevation.

### Outside

### Rear Garden

The garden is mainly laid to lawn with a patio area and is fully fence enclosed.

### Parking

There are two allocated parking spaces at the front of the property.

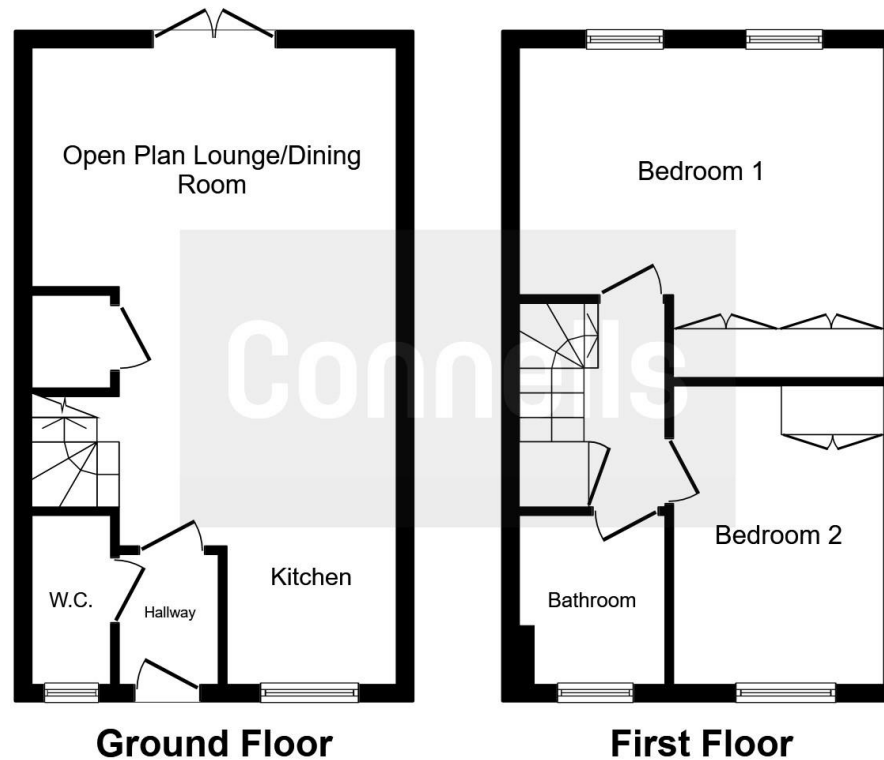












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**EPC Rating: B**

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Tenure: Freehold



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Property Ref: SPA309420 - 0002