



Connells

Barford Approach
Whitnash Leamington Spa



Property Description

Two bedroom semi-detached bungalow in the sought after location of Whitnash! Being sold with no onward chain and ideally positioned within a tranquil cul-de-sac. The property offers potential to modernise and benefits from local amenities nearby.

Briefly comprising entrance hallway with a door to the living room which provides access to the inner hallway with doors to both bedrooms, the bathroom and the kitchen.

Externally there is a fore-garden, driveway and garage to the front and a rear garden being mainly laid to lawn to the rear of the property.

Approach

Via driveway with pathway leading to the entrance door to the side of the property.

Entrance Hallway

With a door leading to the lounge.

Lounge

11' 7" x 17' 4" (3.53m x 5.28m)

Comprising a radiator and a window to front elevation. With a door to the inner hallway.

Inner Hallway

Comprising a radiator, loft access and doors to the kitchen, both bedrooms and the bathroom.

Kitchen

11' 5" x 7' 5" max (3.48m x 2.26m max)

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Having space for appliances and comprising a storage cupboard, tiled flooring and a door to the garden. The central heating boiler is situated in the kitchen.



Bedroom One

12' 9" x 7' 6" (3.89m x 2.29m)

Double bedroom comprising a radiator and a double glazed window to rear elevation.

Bedroom Two

11' 2" to wardrobes x 9' 8" (3.40m to wardrobes x 2.95m)

Double bedroom comprising built-in wardrobes, a radiator and a window to rear elevation.

Bathroom

Fitted with a three piece suite, comprising a wash hand basin, bath with shower over, low level W/C and partly tiled walls. With a cupboard housing the hot water tank.

Outside

Front Of The Property

There is a fore-garden being mainly laid to lawn and a driveway providing off road parking for two cars.

Rear Garden

Laid to lawn with gated side access.

Garage

16' 2" x 10' 1" (4.93m x 3.07m)

Single garage.





To view this property please contact Connells on

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EPC Rating: D

view this property online [connells.co.uk/Property/SPA313189](https://www.connells.co.uk/Property/SPA313189)

Tenure: Freehold



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Property Ref: SPA313189 - 0004