



Connells

Villebon Way
Whitnash Leamington Spa

Villebon Way Whitnash Leamington Spa CV31 2RD

for sale
£350,000



Property Description

Located just off Erica Drive in Whitnash is this lovely three bedroom semi detached home. Whitnash is known for its proximity to local amenities, schools, the town centre, and the train station.

The property comprises an entrance hallway, lounge/diner with a bay window to the front, kitchen and conservatory on the ground floor. On the first floor there are three bedrooms and a shower room. The property benefits from a good sized driveway and a garage.

Having been well maintained throughout and located close to schools, this house would offer a wonderful home for a young family.

Approach

With an entrance door to the front. The door has been replaced.

Entrance Hallway

With stairs rising to the first floor landing and door into the lounge/diner.

Lounge/Diner

27' 2" max x 13' 9" max (8.28m max x 4.19m max)

With a bay window to the front and a window to the rear. A lovely sized room for lounge/dining but also offers scope to create a kitchen/diner.

Kitchen

10' 6" x 7' 7" (3.20m x 2.31m)

A fitted kitchen with wall and base units and space for appliances, the gas central heating boiler, radiator and double glazed window to the rear.

Conservatory

9' 1" x 6' 8" (2.77m x 2.03m)

Of UPVC construction with French doors and pedestrian door to the garage.

Bedroom One

13' 9" max x 10' 1" (4.19m max x 3.07m)

With a double glazed window to the front and a double built in wardrobe.

Bedroom Two

8' 10" x 7' 9" (2.69m x 2.36m)

With a double glazed window to the rear and a radiator.

Bedroom Three

7' 8" x 7' (2.34m x 2.13m)

Currently used as a dressing room but is the perfect sized for a single bedroom.

Shower Room

With a shower cubicle, wash hand basin, low level WC, double glazed window to the side and a radiator.

Outside

Driveway

With a dropped kerb providing off road parking for two cars.

Garden

Landscaped rear garden with lots of lovely features, all fence enclosed.

Garage

17' 5" x 8' 2" (5.31m x 2.49m)









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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EPC Rating: Awaited

Tenure: Freehold

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Property Ref: SPA314033 - 0002