Connells

Curran Close
Whitnash Leamington Spa

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Whitnash Leamington Spa CV31 2QR

for sale
£185,500

Property Description

Two bedroom semi-detached home for sale in Whitnash with no onward chain.

Conveniently located within walking distance to local amenities, this two double bedroom end terrace property offers a fantastic opportunity to acquire a home with scope for modernisation.

Accommodation comprises a spacious lounge diner, kitchen, two double bedrooms and a family bathroom. Outside there is a good size patioed rear garden.

With plenty of potential to add value and put your own stamp on a property this spacious home is not to be missed!

Entrance Hallway

With stairs rising to the first floor and an understairs storage cupboard.

Lounge

17' 9" max into alcove x 12' 9" (5.41m max into alcove x 3.89m)

Spacious lounge consisting of a television point, a storage heater, a double glazed window to rear elevation and a door to the garden.

Kitchen

6' 5" x 10' 1" (1.96m x 3.07m)

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Providing space for white goods and having a double glazed window to front elevation.

First Floor

Landing
The stairs lead from the hallway. There is a built in airing cupboard housing the hot water tank and doors to both bedrooms and the bathroom.

Bedroom One
12' 9" x 12' (3.89m x 3.66m)
Double bedroom having a storage heater and a double glazed window to rear elevation.

Bedroom Two
12' 9" x 9' 4" (3.89m x 2.84m)
Double bedroom having a double glazed window to front elevation.

Bathroom
White three piece suite fitted with a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls and a double glazed window to side elevation.

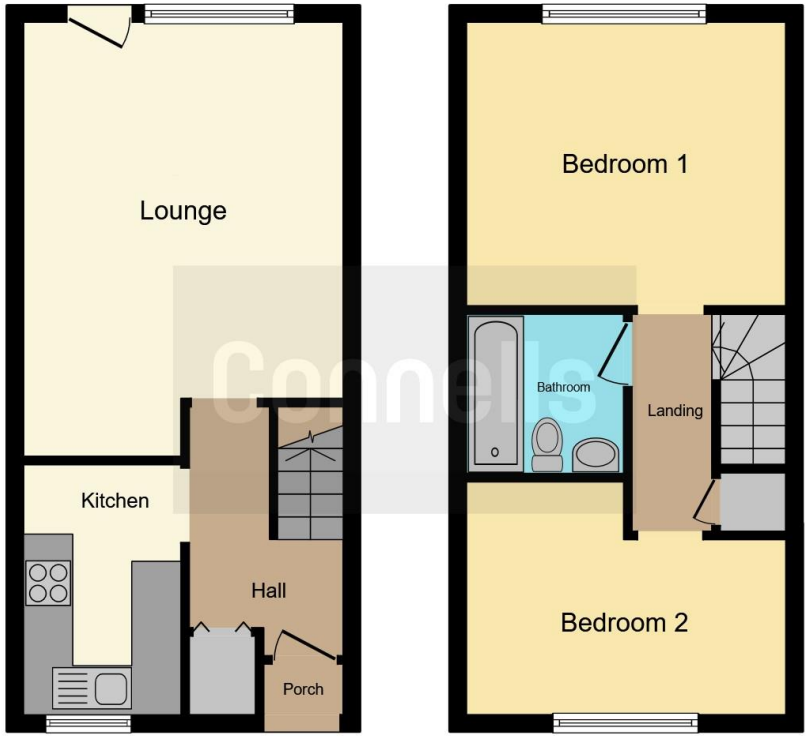
Garden
A good size patioed rear garden.

Parking
Shared parking.

Agent's Note
This property is part of a large Title that includes other properties that are not included in this sale. The creation of a new Title for the property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.

We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

Maintenance Charge
Service charges apply to this property. Please enquire with the branch where they would be happy to check what is included in the service charge .



Ground Floor **First Floor**

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

To view this property please contact Connells on

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EPC Rating: D

Council Tax Band: C

view this property online connells.co.uk/Property/SPA314675

Tenure: Freehold

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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