



Connells

Ashford Gardens
Whitnash Leamington Spa

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Whitnash Leamington Spa CV31 2NB

for sale
Offers Over
£325,000



Property Description

This attractive three-bedroom semi-detached family home has been extended to the rear, offering generous and versatile living space throughout.

To the front, a large driveway provides ample off-road parking and leads to the entrance porch, which opens into a welcoming lounge featuring a window to the front aspect and stairs rising to the first floor.

A door from the lounge leads into the spacious family kitchen diner, perfect for both everyday living and entertaining. From here, there is access to a wet room with W/C, doors to the side, and a door leading out to the rear garden.

Upstairs, the first floor offers three good-sized bedrooms, all with fitted wardrobes or storage, and a family bathroom.

Outside, the low-maintenance rear garden is mainly paved, providing space for outdoor seating and giving access to the garage.

Offered to the market with no upward chain, this property is ideal for families looking for a home with space, parking, and potential.

Entrance Porch

Having two double glazed windows to side elevation, ceiling spotlights, tiled flooring and a door to the lounge.

Lounge

16' 6" max x 12' 9" max (5.03m max x 3.89m max)

Spacious lounge with stairs rising to the first floor, whist consisting of two radiators, laminate flooring and a double glazed window to front elevation.

Downstairs Wet Room

Fitted with a wash hand basin with vanity unit, a shower, low level W/C, a heated towel rail and a double glazed window to rear elevation.

Kitchen/dining

16' 6" max x 20' 2" max (5.03m max x 6.15m max)

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Providing space for appliances and comprising laminate flooring, a double glazed window to rear elevation and doors to both side and rear elevations.

First Floor

Landing

The stairs lead from the lounge. With a double glazed window to side elevation and doors to all bedrooms and the family bathroom.

Bedroom One

9' 5" max x 13' 4" max (2.87m max x 4.06m max)

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

Bedroom Two

9' 3" max x 10' 8" max (2.82m max x 3.25m max)

Double bedroom having fitted wardrobes, a storage cupboard housing the hot water tank and a double glazed window to rear elevation.

Bedroom Three

With a double glazed window to front elevation and a built in storage cupboard.

Bathroom

Three piece suite fitted with a wash hand basin, bath and low level W/C. Having partly tiled walls and a double glazed window to rear elevation.

Outside

Rear Garden

Good size garden being low maintenance with paving and fence panels to the borders

Parking

Driveway providing off road parking for 3 cars.

Garage

Connells advise an internal inspection is yet to be carried out.







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

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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Property Ref: SPA314233 - 0005