



**Connells**

Washbourne Road  
Whitnash Leamington Spa



# Washbourne Road Whitnash Leamington Spa CV31 2LD

for sale  
**£350,000**



## Property Description

A well presented three bedroom semi detached bungalow, offered for sale with no onward chain and ideally located in the popular area of Whitnash.

The property is conveniently situated within easy reach of local amenities, with a pleasant park located at the end of the road, making it ideal for families, downsizers, or those seeking single story living in a well connected cul-de-sac location. The accommodation comprises a fitted kitchen, a spacious lounge and a separate dining room, providing flexible living and entertaining space. There are three well proportioned bedrooms, the master benefiting from a fitted wardrobe along with a well appointed shower room.

Externally the property boasts a generous rear garden, offering excellent outdoor space together with a garage and driveway providing ample off road parking.

## Approach

The property is set back from the road behind the lawned fore garden and driveway leading to the side access door.

## Kitchen

14' 3" max x 8' 6" ( 4.34m max x 2.59m )

Fitted with wall and base units with complimentary work surfaces over and tiling to splashback, incorporating a one and half bowl sink and drainer, oven with electric hob and cooker hood over, a radiator, plumbing for a washing machine and \*\*\*space for a fridge freezer\*\*\*. Comprising a door from the driveway, double glazed windows to the front and side elevations and doors to the lounge and hallway.

## Hallway

With doors off to the dining room, third bedroom and shower room.

## Lounge

17' 9" x 10' 9" max ( 5.41m x 3.28m max )

Light and airy lounge comprising a feature fireplace, a radiator, a double glazed bay window to the front elevation and arch through to the dining room.

## Dining Room

10' 9" x 10' 2" ( 3.28m x 3.10m )

Spacious dining room comprising a radiator leading to the inner hallway with doors off to bedroom one and two.

## Bedroom One

13' max x 9' 9" ( 3.96m max x 2.97m )

Good size double bedroom benefiting from built in wardrobe with sliding doors and a double glazed door leading out to the garden.

## Bedroom Two

12' 10" x 8' ( 3.91m x 2.44m )

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

## Bedroom Three

9' 9" x 8' 8" ( 2.97m x 2.64m )

Third good size bedroom which could also be used as a study/office comprising a radiator and a double glazed window to the side elevation.

## Bathroom

Modern three piece suite comprising a wash hand basin with vanity, low level W/C, shower cubicle, partly tiled and a double glazed window to the side elevation.

## Outside

## Rear Garden

Generous, private, lawned rear garden comprising a patio area, planted borders and gated side access.

## Garage

17' 9" x 9' 6" ( 5.41m x 2.90m )

With power, light and up and over door.

## Driveway

Providing off road parking for several cars.



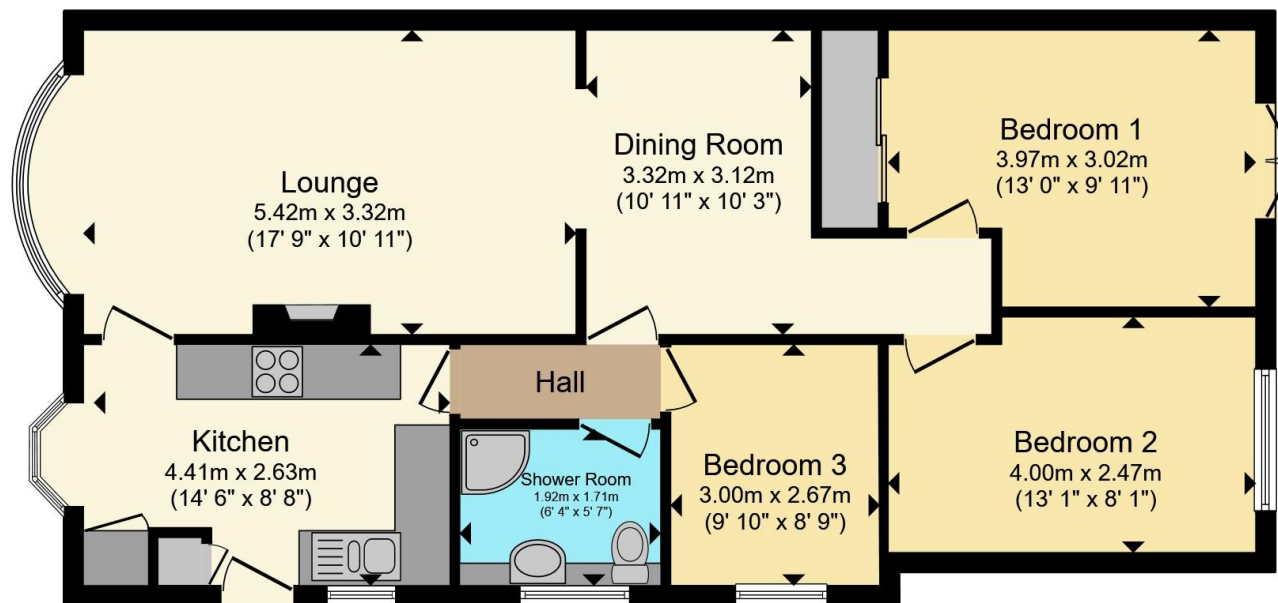












Total floor area 77.2 m<sup>2</sup> (831 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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EPC Rating: Council Tax  
 Awaited Band: D

Tenure: Freehold

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