



71 Wathen Road

Leamington Spa **CV32 5UY**

Guide Price £565,000

71 Wathen Road

This substantially extended semi-detached house is positioned to the far end of Wathen Road within a highly popular north Leamington location and offering spacious and flexible family accommodation. Being double glazed and with gas central heating the property includes a lounge and separate open plan living/dining room which in turn gives open plan access to the kitchen. Additionally there is also an office or double fourth bedroom, with its own cloakroom, to the ground floor, whilst on the first floor the three double bedrooms are complimented by a principal bathroom and two further contemporary shower rooms, one of which forms an en suite. Outside, there is ample parking to the front along with a particularly generous rear garden having an elevated timber timber decked terrace. The house additionally benefits from an HMO licence valid up to October 2028.

LOCATION

Wathen Road lies a little under one mile north of central Leamington Spa being within walking distance of town centre amenities including Leamington's wide array of parks, shops and independent retailers, bars, restaurants and artisan coffee shops. There are good local road links available to neighbouring towns and centres along with links to the Midland motorway network with Leamington Spa railway station providing regular rail links to numerous destinations, notably London and Birmingham.

ON THE GROUND FLOOR

UPVC entrance door opening into:-

RECEPTION HALLWAY

With staircase off ascending to the first floor, central heating radiator, door to understairs storage cupboard housing the electric consumer unit and door to:-

LOUNGE

3.66m max x 4.85m (12'0" max x 15'11")
- into double glazed bay window.

With two central heating radiators and inset ceiling downlighters.

LIVING/DINING ROOM

5.89m x 3.18m (19'4" x 10'5")

With central heating radiator, inset downlighters, double glazed roof light, UPVC double glazed sliding patio doors giving access to the rear garden and open plan access to:-

KITCHEN

4.22m x 2.77m (13'10" x 9'1")

Being equipped with a range of white units comprising coordinating base cupboards, drawer and wall cabinets, together with full height larder style cupboard, inset single drainer stainless steel sink unit with mixer tap, inset four burner gas hob with electric oven below and stainless steel filter hood over, space and connections for washing machine and dishwasher, cupboard housing the Vaillant gas

fired boiler, inset ceiling downlighters, ceramic tiled floor, UPVC double glazed window to side elevation and UPVC double glazed door giving external access to the side/front of the property.

BEDROOM FOUR

3.84m x 2.97m (12'7" x 9'9")

Which could alternatively be used as a home office, having central heating radiator, double glazed French style doors giving access to the rear garden and door to:-

EN SUITE CLOAKROOM

With ceramic tiled walls, low level WC, wash hand basin with integrated storage below, cupboard housing the hot water system and obscure UPVC double glazed window.

ON THE FIRST FLOOR

LANDING

With access trap to the roof space, UPVC double glazed window to side elevation and doors to:-

BEDROOM ONE (REAR)

4.09m x 2.95m (13'5" x 9'8")

With dual aspect UPVC double glazed windows, central heating radiator and door to:-

EN SUITE SHOWER ROOM

With fully ceramic tiled walls and contemporary white fittings comprising low level WC, wash hand basin with integrated storage below, walk-in shower enclosure with folding glazed door giving access and fitted shower unit, inset ceiling downlighters, chrome towel warmer and obscure UPVC double glazed window.

BEDROOM TWO (MIDDLE)

4.09m x 3.33m (13'5" x 10'11")

With UPVC double glazed window and central heating radiator.

Features

Extended Semi-Detached House

Popular North Leamington Location

Excellent Family Home or HMO Investment

Two Reception Rooms

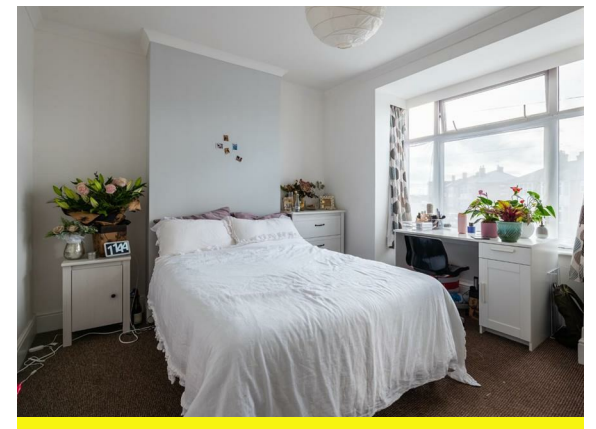
Four Double Bedrooms

Three Bathrooms Plus Downstairs Cloakroom

Ample Parking for Approximately Four Cars

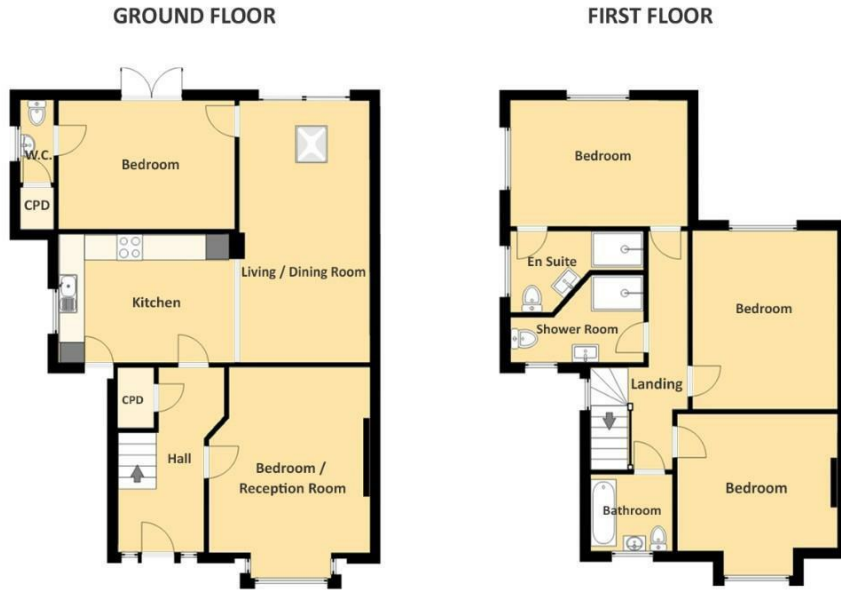
Generous Rear Garden





Floorplan

Internal Living Area 1,354sq ft / 125.81m²



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General Information

Tenure

Freehold

Fixtures & Fittings

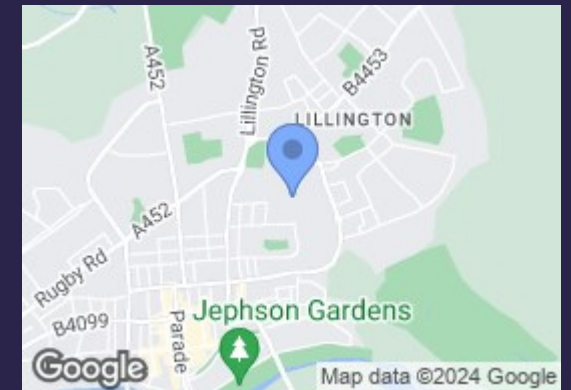
Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band D - Warwick District Council



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	