



9 Oakridge Road

Leamington Spa **CV32 7BN**

Guide Price £325,000

9 Oakridge Road

Lillington

Highest and Final Offers By 10am Wednesday 24th April 2024 - Being attractively positioned in a pleasant no through road with an outlook from the front of the house along the length of Leighton Close, this three bedroom semi-detached family house is situated within a highly popular location and is offered for sale with the benefit of no onward chain. Internally the gas centrally heated accommodation includes a lounge intercommunicating with dining room to the rear whilst on the first floor there are three bedrooms and a bathroom with separate WC. Outside the foregarden is largely block paved providing ample parking whilst the rear garden is of a particular good length and maturely stock with many plants, bushes and trees. Additionally the house offers good scope for future cosmetic enhancement and as such is likely to firm an ideal home for the young family within easy reach of well regarded local schools.

LOCATION

Oakridge Road lies off Parklands Avenue around one and a half miles north west of central Leamington Spa and being well placed for local facilities and amenities in Lillington. Facilities in Leamington Spa town centre are also easily accessible these include Leamington's wider array of shops and independent retailers, delightful parks, bars, restaurants and artisan cafes and coffee shops. There are also excellent road links available including links to neighbouring towns and centres as well as links to numerous major routes which in turn lead to the Midland motorway network. Leamington Spa railway station provides regular commuter rail links to numerous destinations including London and Birmingham.

Sliding Double Glazed Entrance Door

Opening into:-

Enclosed Porch Entrance

With UPVC double glazed inner entrance door to:-

Entrance Hallway

With staircase off ascending to the first floor, central heating radiator, door to:-

Understairs Storage Cupboard

Housing the meters and electric consumer unit.

Lounge

4.27m x 2.13m x 3.68m (14' 7" x 12' 1")
With fireplace housing a pebble effect electric fire, UPVC double glazed window, central heating radiator and through access to:-

Dining Room

3.07m x 3.02m (10' 1" x 9' 11")
With large double glazed sliding patio door extending from the rear and providing an outlook over the rear garden and central heating radiator.

Kitchen

3.02m x 2.39m (9' 11" x 7' 10")
Having a range of oak panel style units comprising base cupboards, drawers and wall cabinets, inset sink unit with mixer tap, inset electric hob with fitted electric oven below and concealed filter hood over, built-in fridge together with built-in freezer, integrated washing machine, UPVC double glazed window and UPVC double glazed door giving external access to the side of the property.

ON THE FIRST FLOOR

Landing

With access trap to the roof space, UPVC double glazed window to the side elevation, built-in cupboard housing the Worcester gas fired boiler and door to:-

Bedroom One (front)

3.45m x 3.35m (11' 4" x 11' 0")
With several built-in wardrobes, UPVC double glazed window and central heating radiator.

Bedroom Two (rear)

3.40m x 3.35m (11' 2" x 11' 0")
With built-in double wardrobe, UPVC double glazed window and central heating radiator.

Bedroom Three (front)

2.21m x 2.16m (7' 3" x 7' 1")
With UPVC double glazed window and central heating radiator.

Bathroom

With fully tiled walls and two piece suite comprising pedestal wash hand basin, panelled bath with electric shower unit over, central heating radiator and obscure UPVC double glazed window.

Separate WC

With low level WC and obscure UPVC double glazed window.

OUTSIDE

Front

A largely block paved foregarden providing ample off road parking space for several vehicles and having a bed set with heaters to one corner and brick wall to the front boundary.

Features

Semi-Detached Family House

Attractive Quiet Location

Lounge and Dining Room

Kitchen

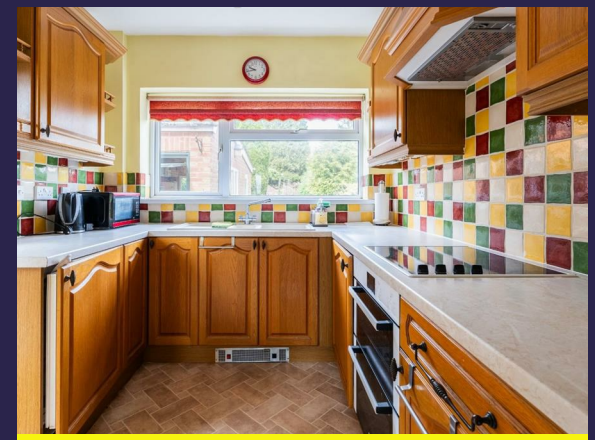
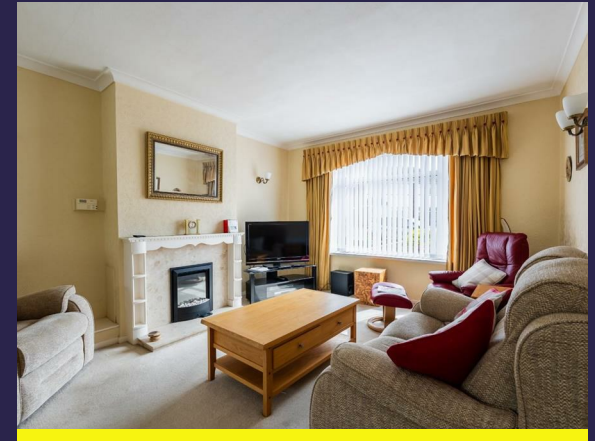
Three Bedrooms

Bathroom

Ample Parking and Garage

Excellent Mature Rear Garden

Good Future Potential

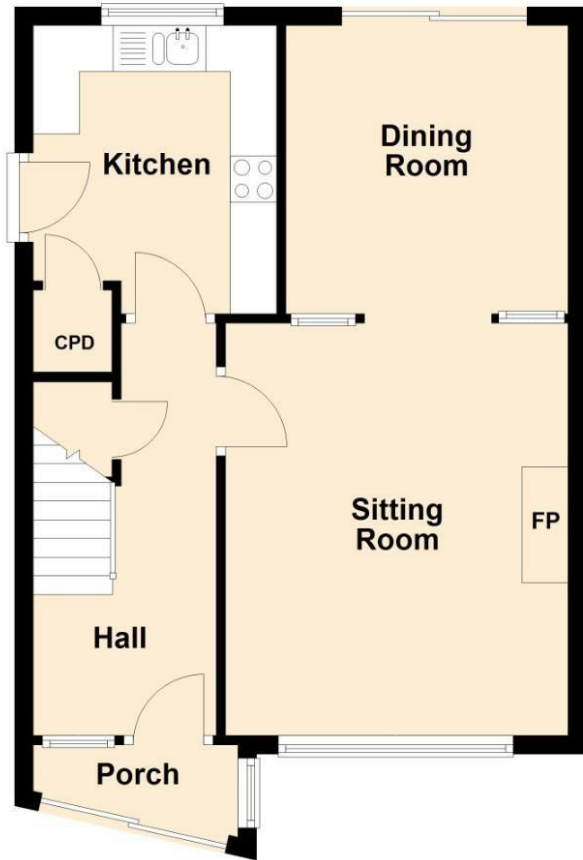




Floorplan

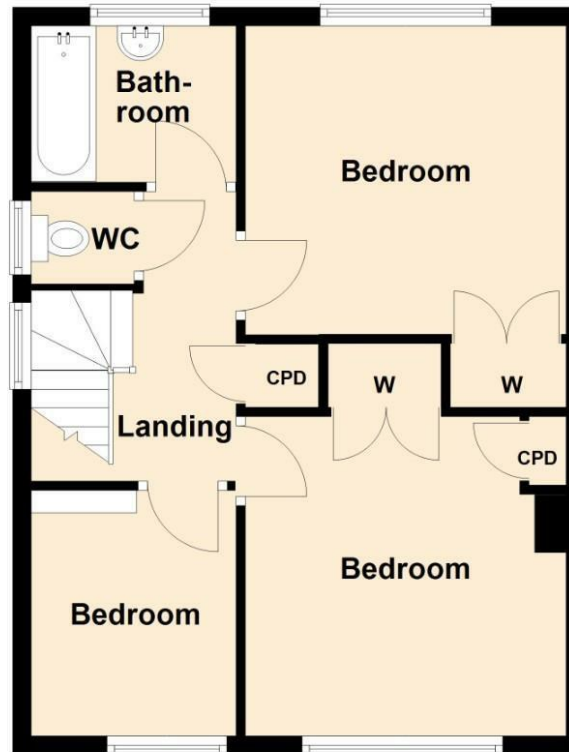
Ground Floor

Approx. 46.2 sq. metres (497.2 sq. feet)



First Floor

Approx. 44.3 sq. metres (477.0 sq. feet)



Total area: approx. 90.5 sq. metres (974.2 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

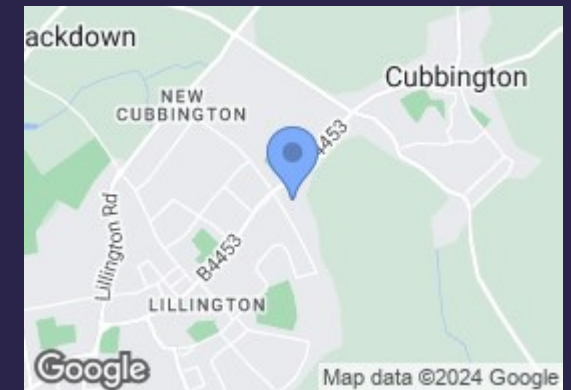
Specifically excluded unless mentioned in these sales particulars.

Services

We understand that all mains services 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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(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	

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