



5 Pleasant Way

Leamington Spa **CV32 5XA**

Guide Price £285,000

5 Pleasant Way

Being situated within a delightfully tucked-away and quiet north Leamington location off the far end of Villiers Street, this modern semi-detached house has vehicular access to the rear and an appealing pedestrian only aspect to the front. Being considered ideal for first time purchasers or possibly for those looking to downsize, the well presented and improved accommodation includes gas fired central heating via a recently replaced boiler and UPVC double glazing. Having a comfortable lounge and modern breakfast kitchen to the ground floor, the first floor accommodation comprises two good bedrooms and re-fitted bathroom, whilst externally the gardens are a particular feature having been re-designed and re-planted by the present owner to both the front and rear of the house. Overall this is an ideal opportunity to purchase a modern well cared for home within a popular and convenient north Leamington location.

LOCATION

Pleasant Way is a cul-de-sac lying off Villiers Street less than a mile north of central Leamington Spa. This is a particularly popular north Leamington location which is within walking distance of Leamington's wide array of town centre amenities including parks, shops and independent retailers, popular restaurants, bars, artisan coffee shops and cafes. There are excellent local road links available out of the town including those to neighbouring towns and centres and the Midland motorway network, with Leamington Spa railway station providing regular commuter rail links to numerous destinations, notably London and Birmingham

ON THE GROUND FLOOR

UPVC double glazed entrance door opening into:-

ENTRANCE HALLWAY

With staircase off ascending to the first floor, central heating radiator, grey oak laminate flooring and door giving access to:-

LOUNGE

4.396m x 3.044m (14'5" x 9'11")

Having UPVC double glazed window to front elevation, central heating radiator and thermostat, laminate flooring extending through from the hallway and door giving access to:-

KITCHEN/BREAKFAST ROOM

4.087m x 2.789m (13'4" x 9'1")

Being equipped with a range of modern units in a gloss white finish with brushed chrome door furniture and comprising base cupboards and drawers surmounted by roll edged granite effect worktops and matching upstands, together with coordinating wall cabinets, inset Zanussi electric hob with fitted electric oven below and Zanussi stainless steel filter hood over, space for fridge freezer and washing machine, wall mounted Glow-Worm ultimate gas fired boiler, access to useful shelved understairs storage/pantry space, central heating radiator, UPVC double glazed window and matching UPVC double glazed French style doors opening into the rear garden.

ON THE FIRST FLOOR

LANDING

With UPVC double glazed window to side elevation and doors radiating to:-

BEDROOM ONE (FRONT)

3.103m x 2.789m (10'2" x 9'1")

With fitted double wardrobe having mirrored doors fronting and overhead storage space, UPVC double glazed window, central heating radiator and access trap to roof space.

BEDROOM TWO (REAR)

3.087m x 2.082m (10'1" x 6'9")

With UPVC double glazed window and central heating radiator.

Features

Modern Semi-Detached House

Delightful Tucked-Away Location

Comfortable Lounge

Modern Kitchen/Breakfast Room

Two Bedrooms

Re-fitted Bathroom

Lovely Gardens to Front and Rear

Ideal First Time Purchase

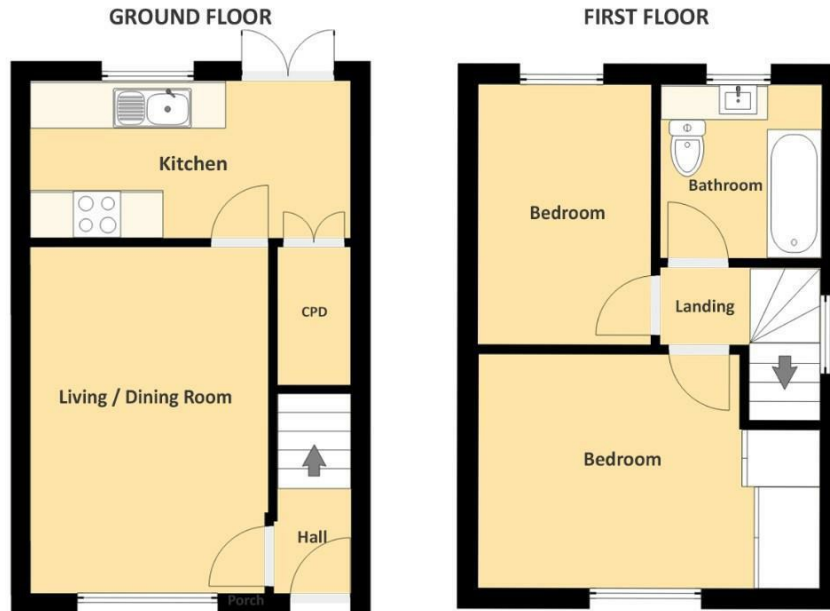
A Gem of a Home in a Highly Regarded North Leamington Location





Floorplan

Internal Living Area 551sq ft / 51.22m2



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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 C - Warwick District Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(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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