



36 Berenska Drive

Leamington Spa **CV32 5WB**

Guide Price £290,000

36 Berenska Drive

Being attractively tucked in a quiet position to the corner of Berenska Drive, this modern mews style terraced house offers comfortable and well presented accommodation ideal for first time purchasers. Being situated in a popular and convenient north Leamington location within walking distance of town centre amenities, the gas centrally heated and double glazed accommodation includes a pleasant lounge positioned to the rear of the house and overlooking the rear garden, along with a separate dining area and modern kitchen. The two first floor bedrooms are complimented by an en suite shower room to the master bedroom, along with a principal bathroom, whilst outside there is off-road parking space for two cars to the front of the property, along with a delightfully secluded rear garden in patio style. This is an excellent opportunity to purchase a particularly well presented mews style house in a pleasant and convenient North Leamington location.

LOCATION

Berenska Drive lies off Heemstede Lane, around one mile north of central Leamington Spa, and being within walking distance of the town centre's extensive array of amenities and facilities including shops and independent retailers, parks, restaurants, bars and artisan coffee shops. There are good local road links available to neighbouring towns and centres, together with the Midland motorway network, with Leamington Spa railway station providing regular rail links to many destinations including London and Birmingham.

ON THE GROUND FLOOR

UPVC entrance door opening into:-

ENCLOSED ENTRANCE PORCH

With dual aspect UPVC double glazed windows and traditional panelled style entrance door opening into:-

ENTRANCE HALLWAY

With staircase off ascending to the first floor, central heating radiator and oak laminate flooring, door to useful built-in cloaks/storage cupboard and inner door to:-

DINING ROOM

3.12m x 2.26m (10'3" x 7'5")

With oak laminate flooring extending through from the entrance hall and also extending through into the kitchen, central heating radiator, door to understairs storage cupboard and access to:-

KITCHEN

2.67m x 2.21m (8'9" x 7'3")

Being attractively and comprehensively fitted with a range of panelled style units in an oak finish with brushed chrome door furniture and comprising base cupboards and drawers, providing numerous storage solutions and being complimented by coordinating wall cabinets to two sides, roll edged worktops with matching upstands, integrated 1.5 bowl stainless steel sink unit with mixer tap, inset stainless steel four burner gas hob with stainless steel filter hood over and integrated electric oven below, integrated fridge freezer, space and plumbing for washing machine and UPVC double glazed window.

LOUNGE

4.09m x 3.53m (13'5" x 11'7")

With period style fireplace into which is set an electric coal effect fire, central

heating radiator and UPVC double glazed French style doors giving external access to the rear garden.

ON THE FIRST FLOOR

LANDING

With hinged access trap to the roof space with retractable loft ladders and doors giving access to:-

BEDROOM ONE (FRONT)

3.56m max x 3.35m (11'8" max x 11'0")

With built-in double wardrobe providing both hanging and storage space, further built-in cupboard over the stair bulkhead, central heating radiator, UPVC double glazed window and door to:-

EN SUITE SHOWER ROOM

With white fittings comprising low level WC, shaped wash hand basin with integrated cupboard below, walk-in shower enclosure with folding glazed door fronting and fitted shower unit, mirrored wall cabinet, extractor and chrome towel warmer/radiator.

BEDROOM TWO (REAR)

3.56m + recess x 2.62m (11'8" + recess x 8'7")

With built-in double wardrobe/storage cupboard, UPVC double glazed window and central heating radiator.

Features

Modern Mews Style Terraced House

Attractively Presented

Lounge

Dining Room

Modern Kitchen

Two Bedrooms

Two Bathrooms

Off-Road Parking

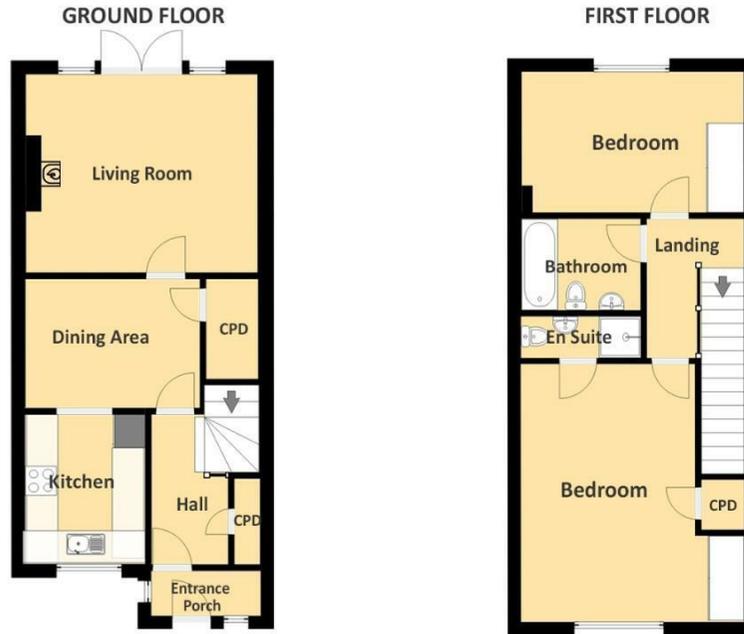
Secluded Rear Garden





Floorplan

Internal Living Area 837 sq ft /77.79m2



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General Information

Tenure

Freehold

Fixtures & Fittings

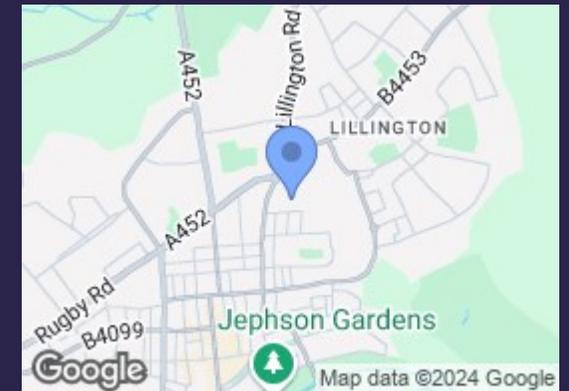
Specifically excluded unless mentioned in these sales particulars.

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		
(81-91) B		87
(69-80) C	71	
(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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