



**27 Firethorn Crescent**

Whitnash, Leamington Spa **CV31 2RX**

Guide Price £278,000

# 27 Firethorn Crescent

## Whitnash

We are pleased to present this two bedroomed semi-detached property located on a popular road in Whitnash, The house would represent the perfect first time purchase and also has a lot of potential moving forward. The area is popular due to its proximity to a number of good primary and secondary schools, as well as having a number of local amenities on its doorstep. The house is coming to the market with no onward chain. In brief, the property comprises of a driveway, porch, entrance hallway, kitchen, living room, conservatory, rear garden and garage. To the first floor there are two double bedrooms, a family bathroom and loft access from the landing.

### LOCATION

Whitnash is a little under two miles south of central Leamington Spa and offers a useful range of day-to-day amenities whilst facilities in the town centre are easily accessible, as is Leamington Spa railway station and various routes out of the town including links to the M40 motorway.

### ON THE GROUND FLOOR

#### PORCH

Having a door leading into the main entrance of the property.

#### ENTRANCE HALL

Having stairs rising to the first floor, door leading into the kitchen and lounge area.

#### RECEPTION ROOM

5.61m x 3.53 (18'4" x 11'6")

Having storage cupboard under the stairs, two gas central heating radiators and a sliding patio door leading into the conservatory.

#### CONSERVATORY

3.04m x 2.40m (9'11" x 7'10")

Having door to the rear garden.

### KITCHEN

2.93m x 2.03m (9'7" x 6'7")

Having double glazed windows to the front and side elevations, sink unit, space for cooker, fridge/freezer and washing machine, work surfaces and cupboards.

### ON THE FIRST FLOOR

#### LANDING

With airing cupboard and doors leading to adjacent rooms. Access to loft.

#### BEDROOM ONE

3.54m x 2.60m (11'7" x 8'6")

Double glazed window to the front elevation, gas central heating radiator and two storage cupboards.

#### BEDROOM TWO

3.53m x 2.67m (11'6" x 8'9")

Having double glazed window to the rear elevation, gas central heating radiator and built-in wardrobe.

#### BATHROOM

Having double glazed frosted window to

### Features

No Onward Chain

Semi-Detached House

Driveway

Conservatory

Two Double Bedrooms

Bathroom

Garage

Garden

Ideal for First Time Buyers/Investors

EPC Rating D

the side elevation, sink, low level WC, shower cubicle and gas central heating radiator.

### OUTSIDE

#### FRONT

Having a driveway and parking for two vehicles.

#### REAR GARDEN

Having a patio area, shed and access to the garage.

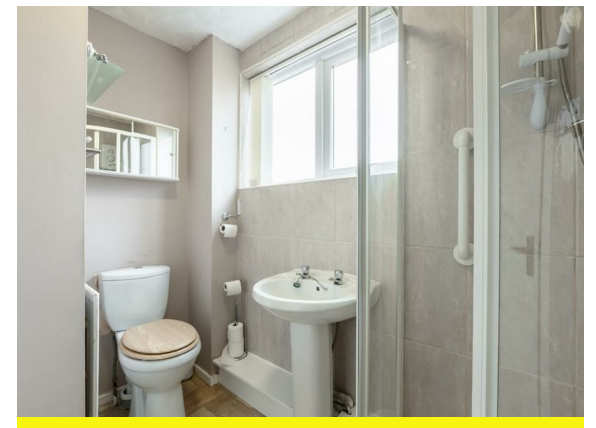
#### GARAGE

The garage consists of lighting and power,

#### DIRECTIONS

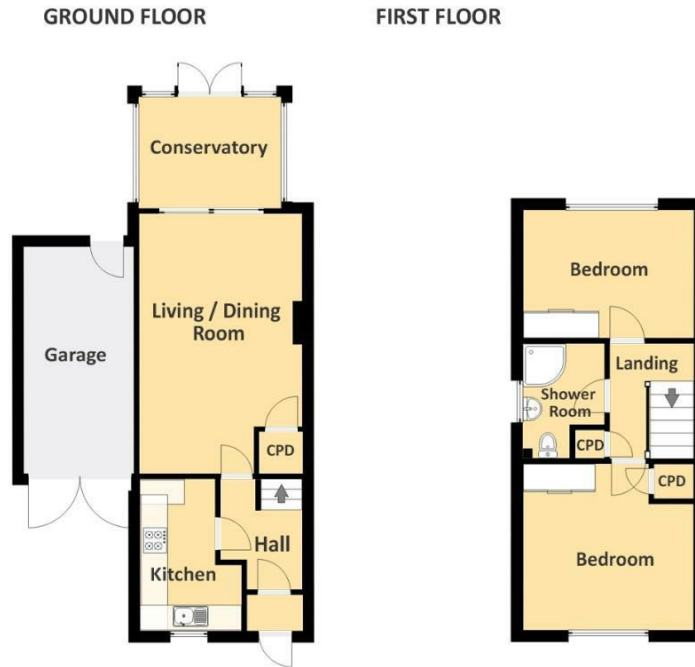
Postcode for sat-nav - CV31 2RX.





# Floorplan

Internal Living Area 903sq ft / 82.91m<sup>2</sup>



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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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 86        |
| (69-80) <b>C</b>                            | 68                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

## Contact us

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## Visit us

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