



12 Anderson Drive

Leamington Spa **CV31 2RN**

Offers Over £325,000

12 Anderson Drive

Whitnash

Occupying a corner position to Anderson Drive and Dawson Close, this modern detached bungalow offers two bedroomed accommodation and is offered for sale with the benefit of no onward chain. Incorporating UPVC double glazing together with gas fired central heating, the bungalow now offers good potential for cosmetic up-dating and decorative enhancement and would provide a comfortable single storey home within a popular and well established location. Externally there are gardens extending to three sides, together with a driveway providing off-road parking for several cars in tandem as well as giving direct access to an adjoining garage.

LOCATION

Anderson Drive is attractively situated within the popular residential location of Whitnash and lying around two and a half miles south of central Leamington Spa. Within Whitnash itself there are a comprehensive range of day-to-day amenities and facilities including local shops, public transport services and schools, there being easy access available to the town centre as well as to Leamington Spa railway station. Additionally, there are good local road links available to neighbouring towns and centres as well as to the Midland motorway network, notably the M40.

ON THE GROUND FLOOR

UPVC double glazed entrance door opening into:-

ENTRANCE VESTIBULE

From which an inner entrance door opens into:-

'L' SHAPE ENTRANCE HALLWAY

With built-in airing cupboard housing the insulated hot water cylinder, access trap to the roof space, central heating radiator and doors to:-

LOUNGE/DINING ROOM

5.23m x 3.48m (17'2" x 11'5")

Having fireplace with tiled inner surround and hearth, two central heating radiators and double glazed sliding patio doors opening into the rear garden.

KITCHEN

3.58m max x 2.29m (11'9" max x 7'6")

With a range of base and wall cupboards having roll edged worktops and ceramic tiled splashbacks, inset four burner gas hob with electric oven below, one and half bowl sink unit with mixer tap, wall mounted Potterton Profile gas fired boiler, central heating radiator, UPVC double glazed window and UPVC double glazed door giving external access to the side of the property.

BEDROOM ONE

3.58m x 2.92m max (11'9" x 9'7" max)

- to rear of fitted wardrobes.

Having wardrobing/storage with sliding doors fronting, UPVC double glazed window and central heating radiator.

BEDROOM TWO

2.26m x 3.56m max (7'5" x 11'8" max)

- to rear of fitted wardrobe.

Having fitted corner wardrobe unit with overhead cupboards, UPVC double glazed window and central heating radiator.

BATHROOM

Being partly tiled with white fittings comprising low level WC, pedestal wash hand basin, panelled bath with Triton electric shower unit over, central heating radiator and obscure UPVC double glazed window.

OUTSIDE

FRONT

The property occupies a corner position to Dawson Close with a lawned foregarden extending from the front to the side of the property. To the left of this a tarmac driveway provides off-road parking space for several vehicles in tandem as well as giving direct vehicular access to:-

ADJOINING GARAGE

Having up and over door fronting and rear door giving access to the rear garden.

Features

Modern Detached Bungalow

Corner Plot and Popular Location

Lounge/Dining Room

Kitchen

Two Bedrooms

Bathroom

Gardens to Front, Side and Rear

Parking and Garage

Potential for Cosmetic Up-dating





Floorplan

Internal Living Area 924sq ft / 85.84m2



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General Information

Tenure
Freehold

Fixtures & Fittings

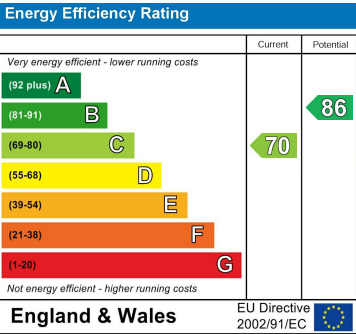
Services

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.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band D - Warwick District Council



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