



26 Murcott Road West
Leamington Spa **CV31 2JA**
Guide Price £180,000

26 Murcott Road West

Whitnash

Situated in the popular location of Whitnash is this purpose built, first floor apartment. Boasting entrance hallway, lounge, kitchen, bathroom and two bedrooms, Also benefiting from ample storage and gas central heating. The property is ideally located for first time buyers or investors.

LOCATION

Situated within Whitnash, South of Leamington Spa, this family home sits close to an abundance of local amenities including; Briar Hill Infant School, St Joseph's Primary School and St Margaret's C of E Junior School, Campion High School, Oakley School, post office, pub houses, medical centre, church and many local shops. Well positioned for access to M40, M42, M6 & M1, Birmingham airport, NEC and direct train service to London Marylebone. Leamington Spa's Parade also offers a great choice of high street and boutique shops, restaurants, cafés, bars, cinema, theatres and art galleries, offering a unique shopping, dining and cultural experience.

ON THE GROUND FLOOR

COMMUNAL ENTRANCE HALLWAY

Accessed via intercom system. Stairs leading to the:-

FIRST FLOOR

ENTRANCE HALLWAY

Having laminate flooring, three storage cupboards, gas central heating radiator and doors leading to adjacent rooms.

LOUNGE

4.69m x 3.53m (15'4" x 11'6")
Having gas central heating radiator, double glazed windows to the front and side elevations and space for lounge furniture.

KITCHEN

2.67m x 2.57m (8'9" x 8'5")
Having a double glazed window to the side elevation, being part tiled, worktop surfaces and storage cupboards. There is space for white goods such as a

washing machine, under counter fridge and freezer.

BEDROOM ONE

3.89m x 2.56m (12'9" x 8'4")
A great sized double bedroom that comprises of a gas central heating radiator, double glazed window to the side elevation and space for bedroom furniture.

BEDROOM TWO

3.88m x 1.77m (12'8" x 5'9")
Having gas central heating radiator, double glazed window to the side elevation and space for bedroom furniture.

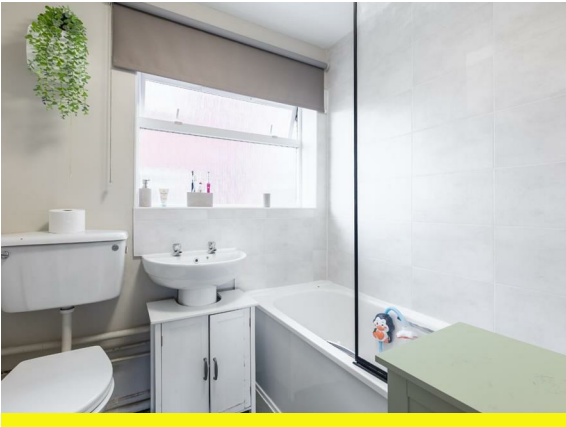
FAMILY BATHROOM

1.97m x 1.74m (6'5" x 5'8")
Having a low level WC, sink unit, bath with shower above, part tiled walls and a double glazed frosted window to the side elevation.

Features

First Floor Apartment
Two Bedrooms
Gas Central Heating
Ample Storage
Lounge / Dining Room
Communal Grounds And Gardens
Security Entry System
EPC Rating C





Floorplan

Internal Living Area 600sq ft / 55.76m2

FIRST FLOOR



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General Information

Tenure
Leasehold

Fixtures & Fittings

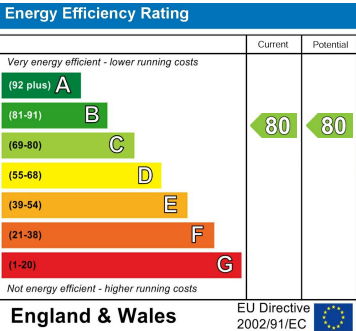
Services

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 B - Warwick District Council



Contact us

01926 888998

leamington@wiglesworth.com

Visit us

14 Euston Place, Leamington Spa,
Warwickshire, CV32 4LY

wiglesworth.com