



16 Henley Road

Leamington Spa **CV31 2NY**

Price Guide £240,000

16 Henley Road

We are pleased to bring to the market a three bedroom semi-detached home situated in a convenient Whitnash location with local amenities nearby and with no onward chain. The property is in need of modernisation and is priced to reflect this. The property in brief comprises of an; entrance hall, lounge, further room to the rear, kitchen, three bedrooms, family bathroom with a separate W/C, and loft space. There is a private rear enclosed garden and front fore garden.

Please do note that this house is non standard construction.

Please note that the property is in need of modernization and we feel the price reflects the works required.

An internal viewing is highly recommended.

LOCATION

The property is conveniently located for access to local amenities, the major road networks and access into Leamington Spa town centre and the train station is just over a mile away. Located within a short walk of multiple schools; Whitnash Primary School, Little Willows Pre-School and Whitnash Nursery School. The road networks nearby give great access to the local towns around the vicinity with the M40, Fosse Way and other major road networks close by. Leamington Spa has been described as one of the top 10 towns of choice with its array of cafes, boutiques, parks and gardens.

ON THE GROUND FLOOR

ENTRANCE HALLWAY

With door leading into the lounge/diner and stairs leading to the first floor.

LOUNGE/DINER

6.02m x 3.50m (19'9" x 11'5")
Having double glazed window to the front elevation, two gas central heating radiators, space for lounge furniture and door to the rear room and kitchen.

KITCHEN/BREAKFAST ROOM

5.83m x 3.37m (19'1" x 11'0")
The kitchen briefly comprises of worktop surfaces, sink unit, space for washing machine, fridge freezer and cooker. There is also two gas central heating radiators, understairs storage cupboard and door leading out to the side garden.

REAR ROOM

3.90m x 3.65m (12'9" x 11'11")
This room is of timber non brick construction. Prospective purchasers are advised to make their own enquires in this respect. This room has a gas central heating radiator, sliding patio doors to the rear garden and door leading to:-

CLOAKROOM

Having sink unit, low level WC and a double glazed frosted window to the side elevation.

ON THE FIRST FLOOR

LANDING

Having doors to adjacent rooms and loft access.

BEDROOM ONE

3.55m x 3.17m (11'7" x 10'4")
Double glazed window to the front elevation, gas central heating radiator and space for bedroom furniture. This room also has the benefit of built-in wardrobes and a storage cupboard.

BEDROOM TWO

4.18m x 2.74m (13'8" x 8'11")
Having gas central heating radiator, double glazed window to the rear elevation and space for bedroom furniture.

BEDROOM THREE

3.29m x 1.91m (10'9" x 6'3")
Having gas central heating radiator, double glazed window to the front elevation and space for bedroom furniture.

SEPARATE WC

Having low level WC and double glazed frosted window to the rear elevation.

BATHROOM

Being part tiled comprising of bath, sink unit, gas central heating radiator and double glazed frosted window to the rear elevation.

OUTSIDE

Features

Non Standard Construction

No Onward Chain

Three Bedrooms

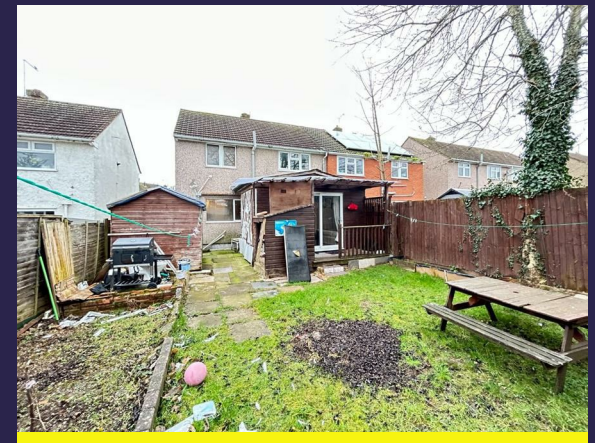
South Facing Rear Garden

Close To Schools & Shops

Ideal For First Time Buyers

Popular Location

EPC Rating D





Floorplan

Ground Floor



First Floor



General Information

Tenure

Freehold

Fixtures & Fittings

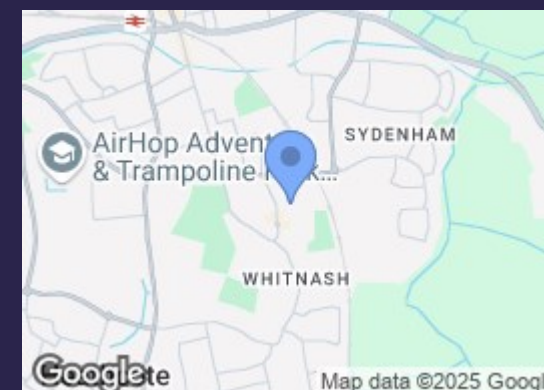
Specifically excluded unless mentioned in these sales particulars.

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 B - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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