



2A Delamere Way

Leamington Spa **CV32 7BG**

Guide Price £280,000

2A Delamere Way

We are proud to bring to the market a well maintained and beautifully presented family home. Located just off a popular tree lined avenue in North Leamington, this property benefits from large ground floor living spaces, a modern kitchen, fully shower room, two double bedrooms and a low maintenance rear garden. The property also has off road parking.

Call us today for more information or to book in an internal viewing.

LOCATION

Located just off Parklands Avenue, Delamere Way is a popular and established cul-de-sac location. Situated on the periphery of Lillington, close to open fields within easy reach of a good range of local facilities and amenities including local shops available on Rugby Road, schools for all grades and a variety of recreational facilities. Recent experience has proved this to be a very popular location.

FRONTAGE

Benefiting from a pebbled driveway with space for one to two cars.

LIVING ROOM

5.59m x 3.17m (18'4" x 10'4")
This is a large reception room with; electric fire and stone effect fireplace, neutral carpets, light grey walls, doubled glazed

window to the front elevation and fitted with a multiple of electric sockets.

GROUND FLOOR W/C

Comprising of; a pedestal wash basin and low level flush W/C.

KITCHEN

4.21m x 4.12m (13'9" x 13'6")
A Howden's kitchen comprising of; both low level and high level fitted cream units, integrated appliances such as dishwasher and fridge/freezer and a small utility area. Leading onto the conservatory/dining area.

CONSEVATORY / DINING AREA

5.30m x 2.67m (17'4" x 8'9")
This makes a perfect second reception room and dining area, with double doors onto the patio area.

FIRST FLOOR LANDING

Doors leading to adjacent rooms.

MASTER BEDROOM

4.06m x 3.85m (13'3" x 12'7")
A large double bedroom that comprises of; cream carpets, gas central heated radiator, ample built in storage, neutral walls and loft access.

BEDROOM TWO

3.95m x 2.87m (12'11" x 9'4")
Another similar sized double bedroom comprising of; a gas central heated radiator, cream carpets, neutral walls and a double glazed window to the rear elevation.

SHOWER ROOM

2.38m x 2.08m (7'9" x 6'9")
Having neutral tiles on all walls and a stylish three-piece suite consisting of; large walk in shower, sink unit with storage below and a low level flush W/C.

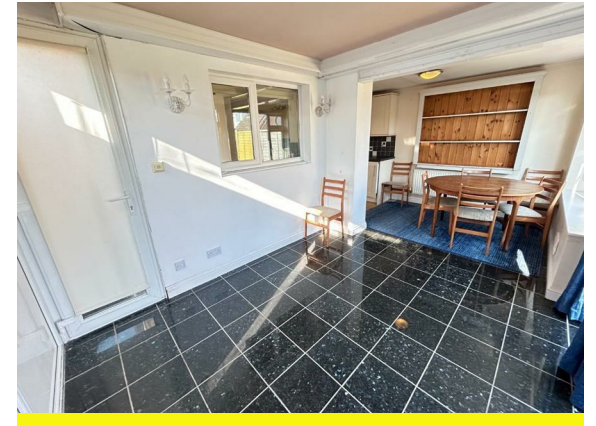
REAR GARDEN

A lovely space with patio area leading to a lawned area.

Features

Cul-De-Sac Position
No Onward Chain
Two Double Bedrooms
Ample Ground Floor Living Space
Off Road Parking
Stunning Kitchen
Great Location
Ground Floor Cloakroom





Floorplan



Total area: approx. 89.1 sq. metres (958.8 sq. feet)

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		
(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

79

68

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