



97 Wathen Road

Leamington Spa **CV32 5UY**

Guide Price £530,000

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This immaculately presented 1930's semi detached home is located in this prime north Leamington Spa pocket at the end of a cul de sac and within strolling distance to the town centre. Offering a charming appearance upon arrival and as you enter you step into the welcoming entrance with tall ceilings and timber flooring which continue throughout the ground floor. To the front there is a living room and to the rear an open plan family reception kitchen with living and dining spaces and doors out to the garden. The side extension is made up of a home office, a shower room and a playroom / media room. The first floor continues with the character features and offers four bedrooms and family bathroom. Externally the property has a front fore garden accessing the garage and to the rear a tiered garden with paving, lawns and seating areas.

LOCATION

Wathen Road lies a little under one mile north of central Leamington Spa being within walking distance of town centre amenities including Leamington's wide array of parks, shops and independent retailers, bars, restaurants and artisan coffee shops. There are good local road links available to neighbouring towns and centres along with links to the Midlands motorway network with Leamington Spa railway station providing regular rail links to numerous destinations, notably London and Birmingham.

ON THE GROUND FLOOR

Entrance Hallway

3.77m x 1.90m (12'4" x 6'2")

This welcoming entrance offering character features with tall ceilings, solid timber flooring, stairs rising to the first floor with handy storage cupboard beneath and doors leading off to the reception rooms on the ground floor.

Living Room

3.80m x 3.72m (12'5" x 12'2")

A charming reception with tall ceilings, picture rails, ornate tiled fireplace with cast iron gas fire inset. The front is dominated with the large square bay

window offering a spacious feeling and the flooring continues through from the entrance.

Family Reception Kitchen

6.65m x 5.34m (21'9" x 17'6")

This fabulous extended family reception kitchen offers the perfect entertaining space with a well equipped kitchen, lots of storage with complementary work tops, tiled splash back areas and integrated appliances including a double oven, gas hob, extractor hood and dishwasher. There are spaces available for the washing machine and stand up fridge freezer. The kitchen seamlessly opens up in a seating area and also a dining space with lots of natural light through the rear doors, windows and roof windows. An internal door leads to the side extensions.

Home Office

1.97m x 1.95m (6'5" x 6'4")

Forming part of the side extension this handy home office offers the perfect place to work with roof window.

Shower Room

2.30m x 1.05m (7'6" x 3'5")

This modern shower room has a glass shower cubicle, a wash hand basin and wc. The flooring is finished with a tile effect vinyl.

Playroom / Media Room

2.99m x 1.93m (9'9" x 6'3")

With access to the garden through the double doors this handy room could be used for a multitude of purposes. Currently set up as a second seating room with TV.

ON THE FIRST FLOOR

Landing

2.35m x 2.19m (7'8" x 7'2")

Open and airy with side window, loft point and doors leading off to all rooms on this level.

Bedroom One

4.11m x 3.39m (13'5" x 11'1")

Located to the rear with views over the garden this spacious double bedroom offers character features such as tall ceilings and picture rails.

Bedroom Two

3.93m x 3.66m (12'10" x 12'0")

This second spacious double bedroom with tall ceilings and picture rails is located to the front of the property and offers lots of natural light with the large square bay window.

Bedroom Three

3.33m x 3.12m (10'11" x 10'2")

A further double bedroom within the side extension offering views over the rear gardens.

Features

Extended 1930's Semi Detached

Prime North Leamington Pocket

Immaculately Presented Throughtout

Extended Family Reception Kitchen

Separate Reception Room

Home Office & Playroom

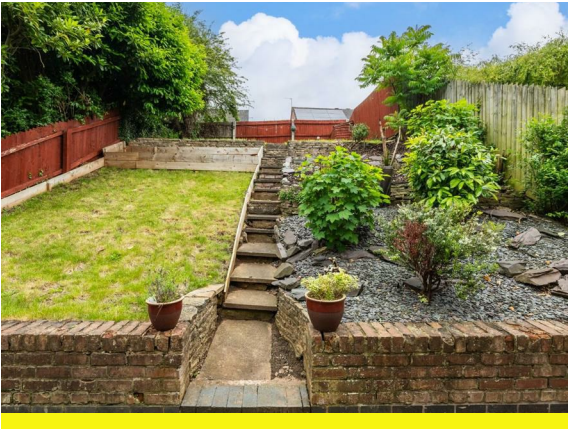
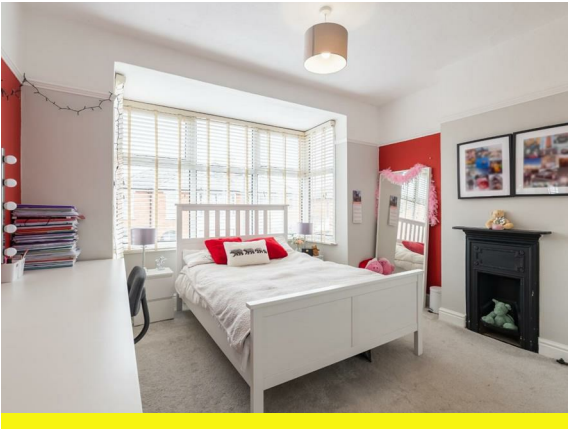
Four Double Bedrooms

Garage Store

Quiet Cul de Sac Location

Walking Distance to Town

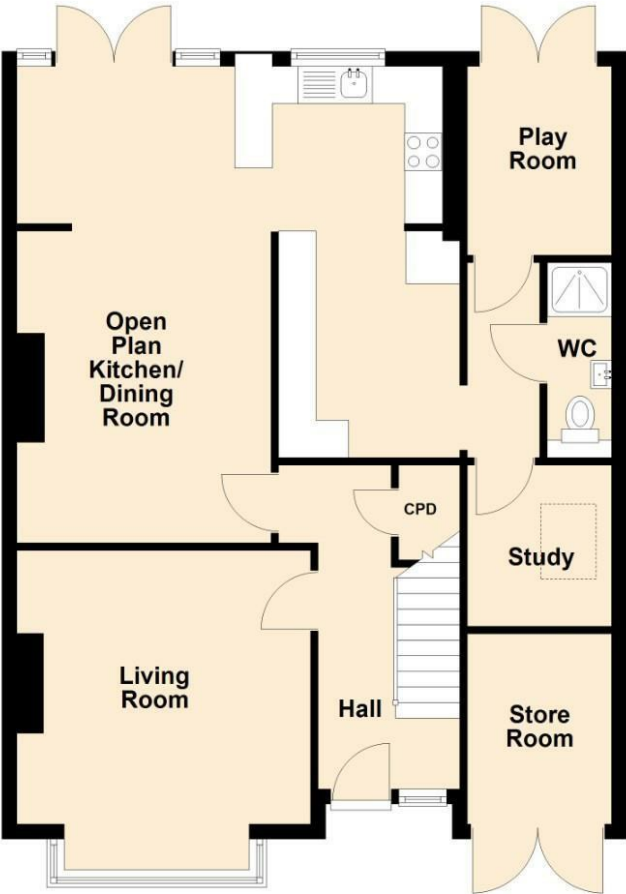




Floorplan

Ground Floor

Approx. 72.6 sq. metres (781.1 sq. feet)



First Floor

Approx. 58.4 sq. metres (628.7 sq. feet)



Total area: approx. 131.0 sq. metres (1409.7 sq. feet)

General Information

Tenure
Freehold

Fixtures & Fittings

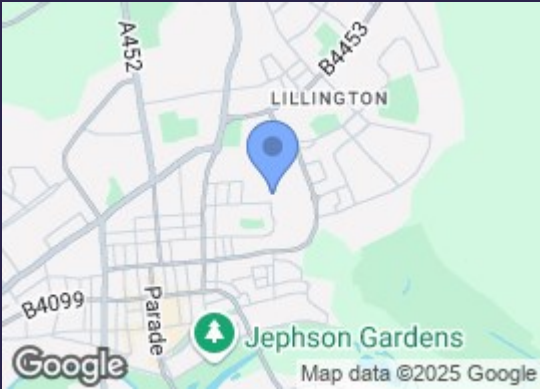
Services

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



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	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		72
England & Wales		EU Directive 2002/91/EC

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