



91 Whitnash Road

Leamington Spa **CV31 2HB**

Offers Over £300,000

91 Whitnash Road

Whitnash

This detached bungalow is popularly situated to the southern side of Leamington Spa and in recent years has been occupied as a residential investment, split into three small flats. The property now offers considerable future potential to be converted back to a residential bungalow, or alternatively, with a degree of improvement, could continue to operate as a residential investment. The property occupies a generous plot with parking to the front and a good sized garden to the rear.

LOCATION

Whitnash Road lies directly south of central Leamington Spa being around two miles from the centre of the town. The property is well placed for easy access to the range of local facilities that exist within the Whitnash area, whilst amenities in Leamington Old Town and the town centre itself are easily accessible. These include Leamington Spa railway station which provides regular commuter rail links to many destinations including Birmingham and London. There are also good local road links available to neighbouring towns and centres, along with links to the Midland motorway network, notably the M40.

BEDSIT ONE

Entrance door opening into:-

Enclosed Porch Entrance

With UPVC double glazed windows, ceramic tiled floor and inner entrance door to:-

Entrance Hallway

With central heating radiator, access to storage cupboard and door to:-

Lounge/Bedroom

4.11m x 3.33m (13'6" x 10'11")

With central heating radiator and door to:-

Conservatory/Kitchen

3.23m x 2.74m (10'7" x 9'0")

With UPVC double glazed windows, panelled style kitchen units comprising base cupboards and drawers with roll edged worktops over, single drainer sink unit, space for cooker and washing machine and double glazed French style doors giving access to the rear garden.

Shower Room

With close coupled WC and Saniflow unit, wall mounted wash hand basin, shower tray with Triton electric shower unit over and ceramic tiled walls.

BEDSIT TWO

UPVC double glazed entrance door opening into:-

Kitchen

2.24m x 1.85m (7'4" x 6'1")

With stainless steel sink unit, roll edged worktop and double cupboard under. Further low level work surface and door to:-

Inner Lobby

With door to the shower room and open access to:-

Lounge/Bedroom

3.07m x 2.24m (10'1" x 7'4")

With central heating radiator, UPVC double glazed window and UPVC double glazed door giving external access to the rear.

Shower Room

With close coupled WC and Saniflow, wall mounted wash hand basin, shower tray with Triton electric shower unit over, ceramic tiled walls and central heating radiator.

BEDSIT THREE

With UPVC double glazed entrance door giving access from the side of the building to:-

Kitchen

3.00m max x 2.64m max (9'10" max x 8'8" max) forming an 'L' shape.

Features

Detached Bungalow

Presently Split Into Three Bedsits

Potential to Reconfigure

Foregarden With Parking

Good Sized Rear Garden

No Chain

Popular South Leamington Location



With roll edged worktops, base cupboards and drawers together with stainless steel sink unit, wall cabinets, cupboard housing plumbing for washing machine, central heating radiator and access to:-

Inner Vestibule

From which doors give access to:-

Lounge/Bedroom

4.22m x 3.61m (13'10" x 11'10")

With UPVC double glazed window and central heating radiator.

Shower Room

With low level WC, pedestal wash hand basin, shower tray with electric shower unit over, UPVC double glazed window and towel warmer/radiator.

OUTSIDE

Front

The property is set back behind a foregarden, to one side of which is a driveway providing off-road parking space for several vehicles.

Rear Garden

A generous sized rear garden, with garden pond, which is now overgrown, but with excellent scope for landscaping and with two timber garden sheds.

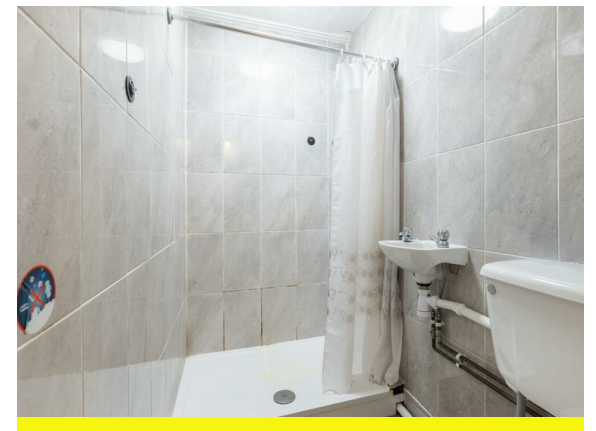
DIRECTIONS

Postcode for sat-nav - CV31 2HB.

Agent's Note

Prospective purchasers should note that one of the flats is presently let at a rent of £450 pcm.





Floorplan



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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 C - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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