



21 Arden Close

Leamington Spa **CV31 2PA**

Offers Over £250,000

21 Arden Close

Whitnash

Occupying an end position, tucked at the head of a cul-de-sac, this semi-detached house is well suited to either first time buyers or the young family and enjoys a generous wrap around garden to three sides. Internally, the gas centrally heated and UPVC double glazed accommodation includes a lounge to the front, kitchen/dining room and three first floor bedrooms together with a bathroom. Externally the aforementioned garden is principally lawned extending substantially to the side of the property and enjoying a good deal of privacy from the rear. Overall this is an ideal opportunity to purchase a semi-detached property within a convenient and established south Leamington location.

LOCATION

Arden Close lies off Henley Road forming part of the residential area of Whitnash and lying around two miles south of central Leamington Spa. This is a convenient and well established residential location, well placed for local facilities within the Whitnash area itself which includes shops and local schools. Town centre amenities are also easily accessible, together with Leamington Spa railway station for regular rail links to Birmingham and London amongst other destinations and good local road links to neighbouring towns and centres, coupled with numerous major routes.

ON THE GROUND FLOOR

UPVC double glazed entrance door opening into:-

ENTRANCE VESTIBULE

With central heating radiator, staircase off ascending to the first floor and door to:-

LOUNGE

4.47m x 3.53m (14'8" x 11'7")
With UPVC double glazed window, central heating radiator, laminate flooring, electric fire and through access to:-

KITCHEN/DINING ROOM

5.41m x 2.34m (17'9" x 7'8")
The kitchen area being fitted with a range of panelled style units comprising various base cupboards and drawers with wood worktops over and coordinating wall cabinets, undermounted Belfast style sink together with integrated dishwasher and integrated washing machine, space for range style cooker with filter hood over, open access to understairs storage area, central heating radiator, double glazed French style doors opening from the dining area to the rear garden and further UPVC double glazed door giving external access to the side/rear garden.

ON THE FIRST FLOOR

LANDING

With access trap to the roof space, UPVC double glazed window to side elevation and doors to:-

BEDROOM ONE (REAR)

3.40m x 2.54m (11'2" x 8'4")
With built-in wardrobing providing hanging and storage space, further built-in cupboard housing the Navien gas fired boiler, UPVC double glazed window and central heating radiator.

BEDROOM TWO (FRONT)

2.82m x 2.08m (9'3" x 6'10")
With UPVC double glazed window and central heating radiator.

BEDROOM THREE (FRONT)

2.31m x 1.98m (7'7" x 6'6")
With built-in storage recess/wardrobe, UPVC double glazed window and central heating radiator.

BATHROOM

With fully ceramic tiled walls and floor and fittings comprising low level WC, surface mounted circular wash hand basin with waterfall tap, panelled bath with shower unit over and glazed shower screen, obscure UPVC double glazed window and chrome towel warmer/radiator.

OUTSIDE

FRONT

The house is set behind a lawned foregarden with slate chipping pathway giving foot access to the front entrance door.

LARGE REAR & SIDE GARDEN

The property occupies an end plot therefore benefiting from a large side

Features

Semi-Detached House
Large End Plot With Wrap Around Garden
Lounge
Kitchen/Dining Room
Three Bedrooms
Bathroom
Gardens to Three Sides
Gas Central Heating

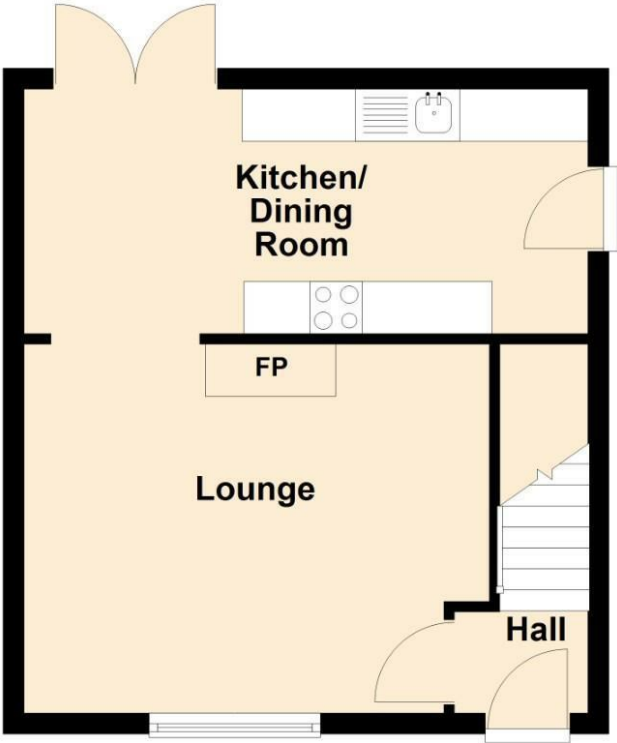




Floorplan

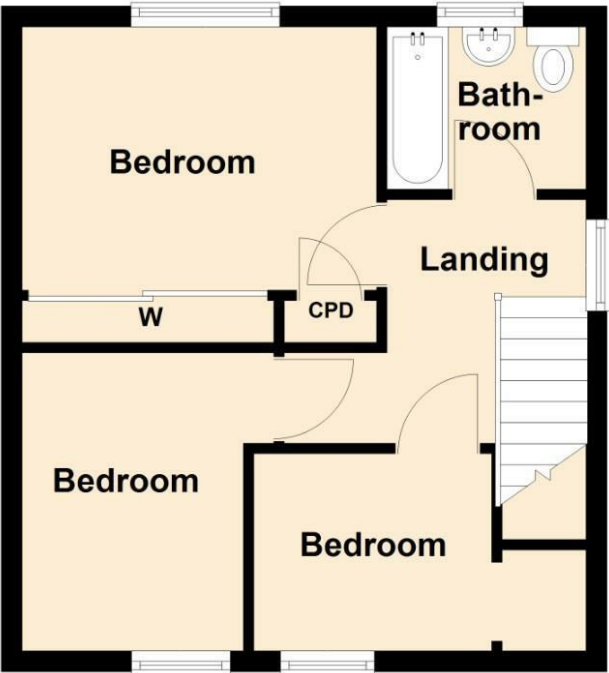
Ground Floor

Approx. 32.3 sq. metres (347.8 sq. feet)



First Floor

Approx. 32.3 sq. metres (347.8 sq. feet)



Total area: approx. 64.6 sq. metres (695.7 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 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	50	59
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	