



**13 Washbourne Road**  
Leamington Spa **CV31 2LD**  
Offers Over £325,000



# 13 Washbourne Road

## Whitnash

Being offered for sale with the benefit of no onward chain, this well proportioned two bedroomed semi-detached bungalow is pleasantly and quietly situated within a cul-de-sac. Being well placed for all local amenities and facilities within Whitnash itself, the gas centrally heated and double glazed accommodation includes a comfortable lounge, kitchen with modern units, two bedrooms and a spacious double glazed conservatory to the rear which forms an additional sitting room, as well as providing a lovely outlook over the rear garden. Outside there is ample parking to the front, from which access can be gained to a car port and garage, along with a generous and appealingly planted garden to the rear. This is an ideal opportunity to purchase a comfortable and improved bungalow within a particularly popular location.

### LOCATION

Washbourne Road lies off Moorhill Road within a well regarded and popular residential location around two miles south of central Leamington Spa. Within Whitnash itself there are a comprehensive range of day-to-day facilities including local shops, schools and doctors', whilst there is also good access available to the full range of extensive facilities in the town centre. Further large retail outlets and supermarkets can be found at the Shires Retail Park, there also being good local road links available to routes out of the town including those to neighbouring towns and centres and the Midland motorway network.

### ON THE GROUND FLOOR

UPVC double glazed entrance door opening into:-

### ENTRANCE HALLWAY

With built-in cupboard which houses the replacement Worcester gas fired boiler, door to further useful built-in storage cupboard and panelled style door to:-

### LOUNGE

5.46m x 3.25m (17'11" x 10'8")  
A comfortable and homely room with UPVC double glazed window to front elevation, fireplace houses a glowing coal effect electric fire forming a focal point to the room and central heating radiator.

### KITCHEN

3.18m x 2.69m max (10'5" x 8'10" max)  
Being well equipped with a range of wood grain units comprising base cupboards and drawers with roll edged worktops over and ceramic tiled splashbacks, several coordinating wall cabinets, inset Diplomat ceramic hob (cracked) with fitted electric oven below and filter hood over, central heating radiator, plumbing for washing machine, built-in shelved meter cupboard, UPVC double glazed window and UPVC double glazed door giving external access to the side of the property.

### INNER HALLWAY

With access trap to the roof space and doors to:-

### BEDROOM ONE (REAR)

4.04m x 3.28m (13'3" x 10'9")  
With UPVC double glazed window and central heating radiator.

### BEDROOM TWO / DINING ROOM (REAR)

3.00m x 2.72m (9'10" x 8'11")  
Which has more recently been used as a dining room and having central heating radiator, together with aluminium double glazed door giving access to:-

### SPACIOUS CONSERVATORY

4.85m x 2.97m (15'11" x 9'9")  
Having been built by Warwick Glass and forming a lovely additional living space to the rear of the property and overlooking the rear garden with UPVC double glazed windows surrounding, central heating radiator and double glazed French style doors opening into the garden.

### SHOWER ROOM

Having been re-fitted with white suite comprising low level WC, wash hand basin with mixer tap and integrated storage cupboard below, corner shower enclosure with double sliding doors fronting and fitted shower unit, obscure UPVC double glazed window and central heating radiator.

### OUTSIDE

### FRONT

The foregarden has been fully tarmacadamed to provide ample off-road parking space for several cars. The driveway is fringed to two sides by borders housing an attractive variety of heathers.

### CARPORT

Which directly adjoins the side of the bungalow and from which access is gained through to:-

## Features

Attractively Presented Semi-Detached Bungalow

Lovely Cul-de-Sac Location

Spacious Lounge

Kitchen

Large Double Glazed Conservatory

Two Bedrooms

Shower Room

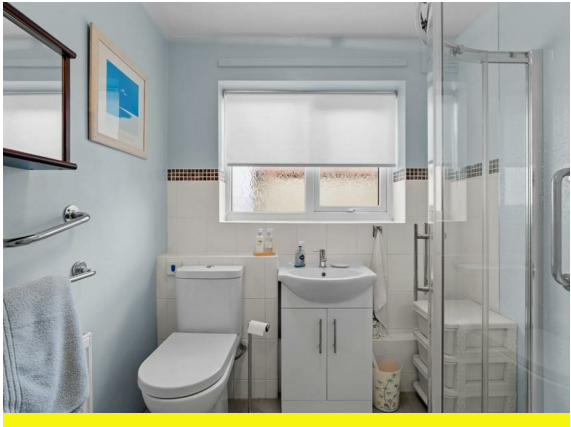
Generous Well Laid Out Gardens

Ample Parking

Garage







Floorplan



Total area: approx. 90.8 sq. metres (977.2 sq. feet)

General Information

Tenure  
Freehold

Fixtures & Fittings

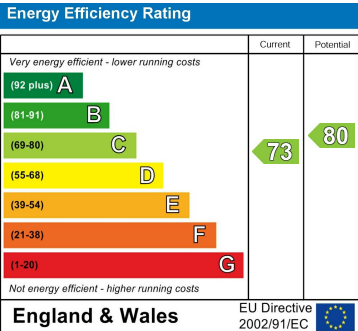
Services

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 C - Warwick District Council



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