

BRUNEL CLOSE, LEAMINGTON SPA CV31 2QG



A THREE BEDROOM MID TERRACE TOWNHOUSE IN A POPULAR RESIDENTIAL AREA.

- NO CHAIN
- CUL-DE-SAC
- THREE BEDROOMS
 - DRIVEWAY
 - GARAGE
- THREE FLOORS
 - KITCHEN
 - SITTING ROOM
- CONSERVATORY
- BATHROOM

3 BEDROOMS

OFFERS OVER £300,000

Nestled favorably within this cul-de-sac of Brunel Close, Whitnash, this charming mid-terrace townhouse presents an excellent opportunity for those seeking a comfortable family home. Boasting three well-proportioned bedrooms, this property offers ample space for both relaxation and entertaining across its three floors of living accommodation.

The layout is thoughtfully designed to maximise space and light, creating a welcoming atmosphere throughout. The ground floor features a generous conservatory/summer room, perfect for family gatherings or quiet evenings in. The kitchen is functional and well-equipped, providing a delightful space for culinary pursuits.

One of the standout features of this property is the convenience of a driveway and garage, ensuring that parking is never a concern. The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

Situated in the desirable area of Leamington Spa, this property benefits from a peaceful setting while remaining close to local amenities, schools, and parks. Whether you are a first-time buyer, a growing family, or looking to downsize, this townhouse offers a perfect blend of comfort and practicality.

Do not miss the chance to make this lovely home your own. With its spacious layout and prime location, it is sure to attract considerable interest.

****Floorplan to follow****

Front

The property is approached via its own spacious driveway leading to the front door.

Ground Floor

Access to the cloakroom, first floor stairs and kitchen.

Entrance Hallway

With a light point, radiator, under stair storage space and access through to the kitchen and conservatory areas, as well as the first floor stairs.

Cloakroom

With a light point, WC, sink and radiator.

Kitchen

A nice sized fitted kitchen which has space for white goods, kitchen worktop with plenty of storage space above and below, integrated appliances and double glazed doors leading immediately into the conservatory/summer room.

Conservatory

Benefiting from a radiator, light point, double glazed windows to side and front aspect and doors leading into the garden.

First Floor

Allowing access to the sitting room, bedroom two and second floor stairs.

Sitting Room

Cosy living room with double glazed windows to the front aspect, radiator, light point and stairs leading to the second floor.

Bedroom Two

Currently this spacious bedroom has been split into a bedroom and office space, easily able to be reinstated to one room if preferred. With a double glazed window to the rear aspect, light point and bedroom.

Second Floor

Two further double bedrooms and the bathroom.

Bathroom

Benefiting from a separate bath and walk in shower, radiator, light point, sink and WC.

Bedroom One

With a double glazed window to the front aspect, fitted wardrobe space, light point and a radiator.

Bedroom Three

With a double glazed window to the rear aspect, light point and radiator.

Garden

Lovely private garden, with space for seating, sheds and not overlooked from the rear aspect.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

General Information

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tax Band

The Council Tax Band is

Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Viewings

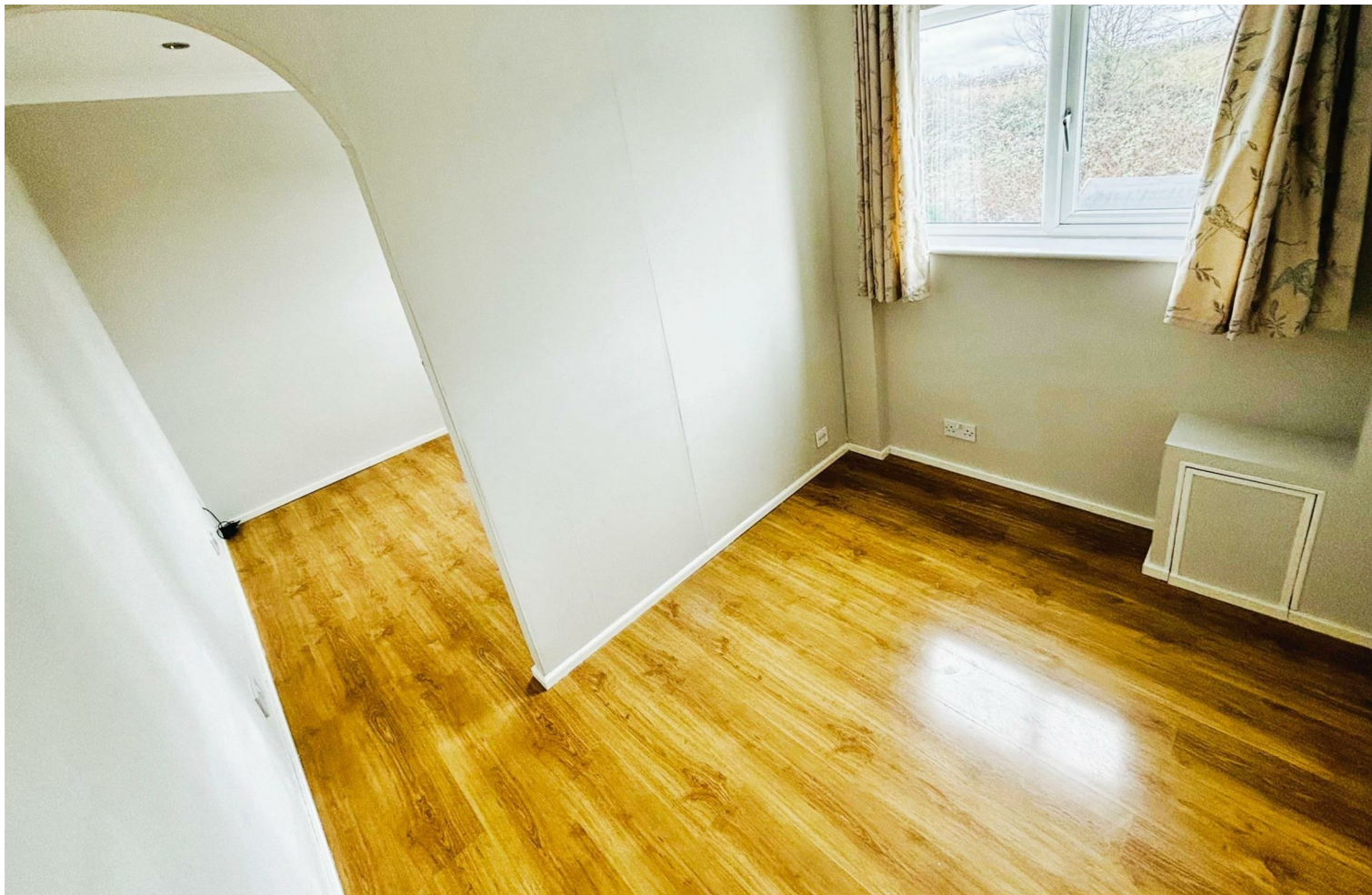
Strictly by appointment through Hawkesford on 01926 438123



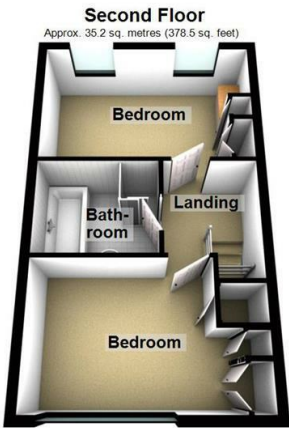
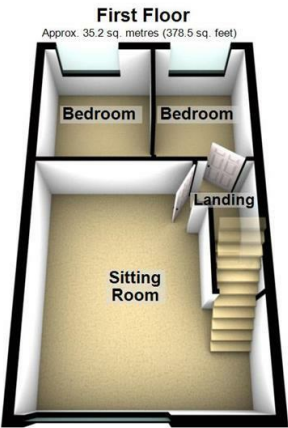
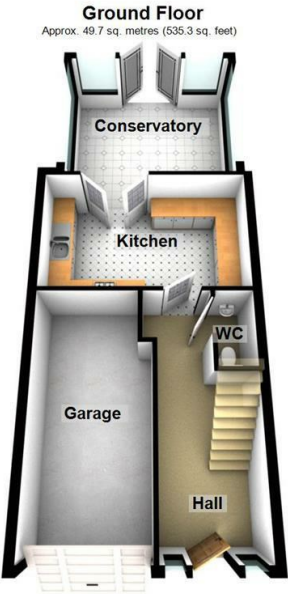












Total area: approx. 120.1 sq. metres (1292.3 sq. feet)

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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		