



ehB
RESIDENTIAL

Your Property - Our Business

26, Heathcote Road, Whitnash, Leamington Spa

£367,500



A much improved and substantially extended traditionally styled 1930's built semi-detached family residence, providing well appointed spacious three bedroomed accommodation, featuring impressive open plan living kitchen arrangement in highly regarded south Leamington Spa location.

[Heathcote Road, Whitnash](#)

Is a popular and established south Leamington Spa location ideally sited approximately two miles from the town centre, close to a good range of local facilities and amenities including local shops on Heathcote Road, well regarded local schools and a variety of recreational facilities. This particular location has consistently proved to be very popular.

ehB Residential are pleased to offer 26 Heathcote Road, Whitnash which is an opportunity to acquire a much improved and substantially extended 1930's built bay fronted semi-detached

family residence, providing gas centrally heated and sealed unit double glazed three bedroomed accommodation, featuring a substantial ground floor extension which provides an additional family room, ground floor shower room/WC and most impressive open plan fitted living/kitchen arrangement of note. The property has been maintained to an excellent standard throughout and the agents consider internal inspection to be highly recommended.

In detail the accommodation comprises:-

[Entrance Hall](#)

With upvc framed sealed unit entrance door with glazed fanlight, radiator, staircase off, tiled floor.

[Through Lounge](#)

23'4" x 13' max 10' min (7.11m x 3.96m max 3.05m min)
With bay window, tiled floor, TV point and two radiators. With access to a...

[Ground Floor Shower Room/WC](#)

6'9" x 5'9" (2.06m x 1.75m)
Being half tiled with tiled floor, walk-in shower enclosure with integrated shower unit with shower attachment, chrome heated towel rail, vanity unit with wash hand basin and mixer tap, bidet, low flush WC, downlighters, extractor fan.

[Family Room](#)

15' x 8'6" (4.57m x 2.59m)
With tiled floor, skylight, downlighters, radiator, giving access to...

[Impressively Fitted Living/Kitchen](#)

14'6" x 14'3" (4.42m x 4.34m)
With extensive range of base cupboard and drawer units, quartz work surfaces and returns, inset stainless steel one and a half bowl sink unit with mixer tap, matching range of high level cupboards, gas fired range with glazed splashback, extractor



hood over, skylights with Velux window, downlighters, radiator, built-in dishwasher, washing machine, twin French doors overlooking rear garden and peninsular breakfast bar with additional base cupboard and drawer units.

Stairs and Landing

With side window, access to roof space.

Bedroom

7'9" x 5'7" (2.36m x 1.70m)

With laminate floor, radiator, picture rail.

Bedroom

13'6" x 10' (4.11m x 3.05m)

With range of built in wardrobes comprising one triple and three double wardrobes, part mirrored doors, hanging rail, shelf, radiator, bay window.

Bedroom

9'9" x 10'3" (2.97m x 3.12m)

With laminate floor, radiator.

Family Bathroom/WC

5'6" x 7'6" (1.68m x 2.29m)

Being half tiled with tiled floor, panelled bath and mixer tap, pedestal basin with mixer tap, low flush WC, airing cupboard containing combination gas fired central heating boiler and programmer, heated towel rail.

Outside

The property occupies a pleasant elevated position with drive providing off road parking for three cars, flanked by shaped lawn with flower borders. Pedestrian side access leads to the pleasant landscaped rear garden with part covered paved patio, shaped lawn, garden shed, established foliage and feature fig tree, surrounded by close boarded fencing.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Council Tax Band C.

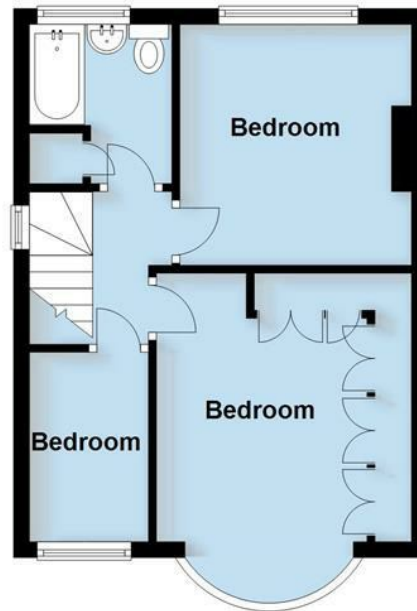
Location

Proceeding south out of Leamington via B4087 Tachbrook Road. On reaching Whitnash bear left at the traffic lights into Heathcote Road. Proceed for a distance whereupon the property will be found located on the left hand side easily identified by an agents for sale board.

Ground Floor
Approx. 64.2 sq. metres (691.2 sq. feet)



First Floor
Approx. 32.3 sq. metres (347.4 sq. feet)



Total area: approx. 96.5 sq. metres (1038.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Your Property - Our Business

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

01926 881144 ehbresidential.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		68	
(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	

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL