



13, Morse Road, Whitnash, Leamington Spa

Price Guide
£339,950



An impressive semi detached family residence providing well proportioned gas centrally heated three bedroomed accommodation which has been subject to complete refurbishment in recent years with additional improvements carried out by the present owners including redecoration, cavity wall insulation and additional car parking facility in a highly regarded south Leamington Spa location.

Morse Road

Is a popular and established location, conveniently sited some three miles to the south of the town centre, close to a good range of facilities available within Whitnash, including excellent schools, recreational facilities and within easy reach of the town centre.

The Property

Is an impressive semi detached family residence providing well proportioned gas centrally heated and sealed unit double glazed three bedroomed well presented accommodation with cavity wall insulation, redecoration and additional car parking facility. The property features a kitchen/diner, fitted bathroom and is presented to an excellent standard throughout. The agents consider internal inspection to be highly recommended.

In further detail the accommodation comprises:-

Entrance Hall

Staircase off with balustrade, radiator, under stair cupboard, high quality entrance door with upvc framed sealed unit double glazed side panels.

Lounge

16'0" x 10'10" (4.88m x 3.30m)
With picture window, radiator, feature fireplace with timber lintel and stone hearth with wood burner, TV and telephone points.

Kitchen/Diner

16'11" x 10'11" (5.18 x 3.35)
With extensive range of gloss white faced base cupboard and drawer units with adjoining peninsular unit, extensive work surfaces, inset single drainer stainless steel sink unit with mixer tap, high level cupboards, Bosch stainless steel oven and four ring hob unit with extractor hood over, fridge/freezer, new dishwasher, space and plumbing for washer dryer and twin French doors overlooking the rear garden and radiator.



Stairs and Landing

With balustrade, access to roof space, airing cupboard containing combination gas fired central heating boiler and programmer.

Bedroom One

15'0" x 11'0" (4.57m x 3.35m)
With radiator.

Bedroom Two

11'0" x 10'0" (3.35m x 3.05m)
With radiator.

Bedroom Three

9'0" x 5'9" (2.74m x 1.75m)
With radiator.

Refitted Bathroom/WC

5'6" x 6'8" (1.68m x 2.03m)
With white suite comprising panelled bath, pedestal basin with mixer taps, low flush WC, two fully tiled walls with integrated shower unit and shower screen, chrome heated towel rail.

Outside

To the front of the property is a triple partly block paved car parking facility with drive leading to the garage. There is an open plan front garden and pleasant landscaped rear garden with extensive paved patio, shaped lawn, raised established flower borders and further paved sun terrace bounded by close boarded fencing.

Garage

With up and over door.

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

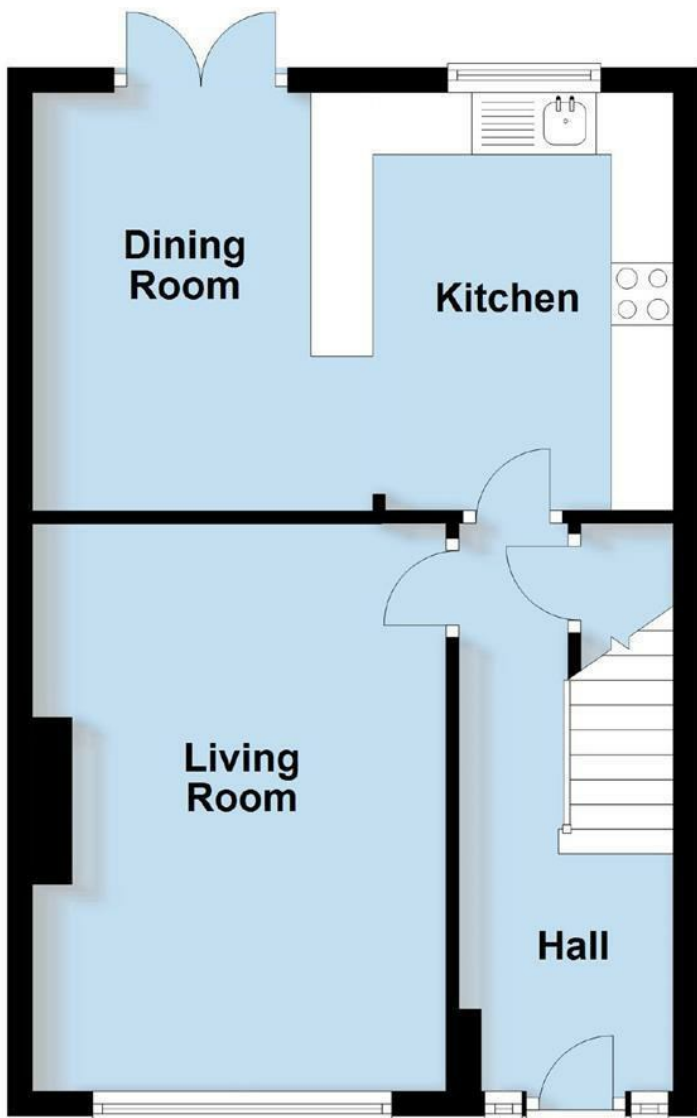
Council Tax Band D.

Location

CV31 2LH

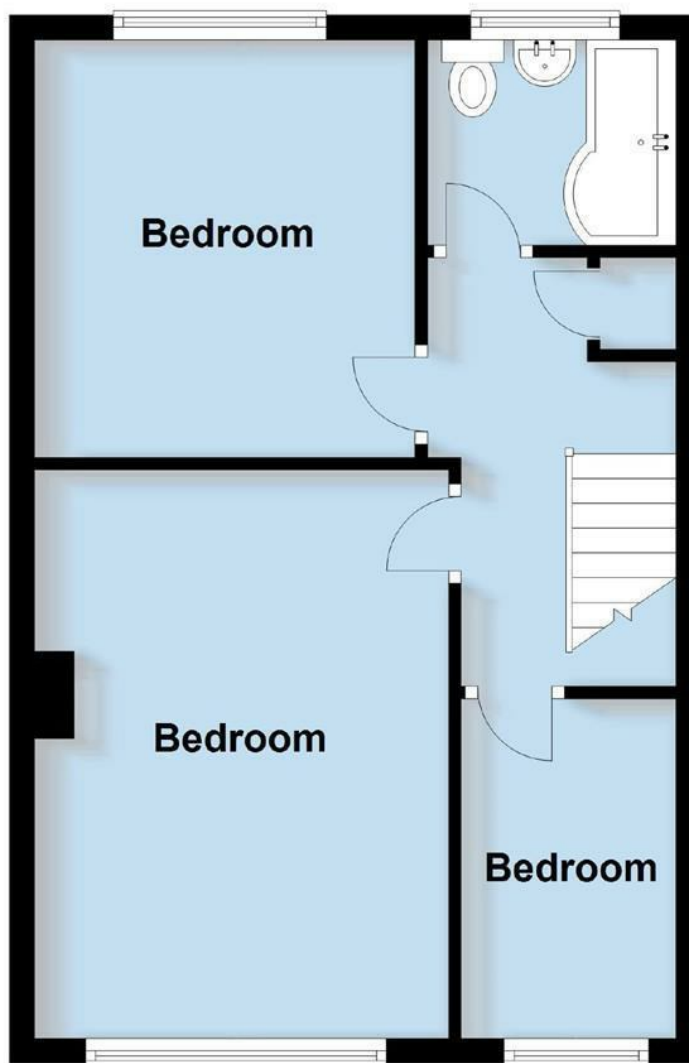
Ground Floor

Approx. 41.6 sq. metres (448.3 sq. feet)



First Floor

Approx. 41.6 sq. metres (448.3 sq. feet)



Total area: approx. 83.3 sq. metres (896.6 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(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