

**ehB**  
RESIDENTIAL

Your Property - Our Business



3, Rectory Close, Whitnash, Leamington Spa

Guide Price £325,000





A spacious enlarged two double bedroom dormer bungalow situated in this elevated cul-de-sac position, requiring some updating and improvement, offering excellent potential.

#### Briefly Comprising;

Entrance hallway, sitting room with bay window, modern fitted kitchen, two double bedrooms to the ground floor, white fitted bathroom, attic conversion providing attic room with shower room. Double glazing, gas radiator heating. Brick block driveway, integral garage, patioed and low maintenance garden to the rear. NO CHAIN.

#### Rectory Close

Is conveniently sited in this quiet section of Whitnash, offering easy access to the local parade of shops, and in general offers convenient access back into the South of the town centre, the local Shires Retail and Industrial Park and road network beyond.

This particular property enjoys a cul-de-sac position. Whilst the property does require some updating it does offer a good opportunity for someone to come in and put their own stamp on the property.

#### The Property

Is approached via a brick block paved driveway leading to path to the side of the property.

#### Recessed Porch

With double glazed metal framed entrance door giving access to...

#### Entrance Hallway

With refitted timber doors to ground floor accommodation, laminate flooring, radiator, staircase rising to converted attic.





### Sitting Room

13' x 14'3" into bay (3.96m x 4.34m into bay)  
With upvc double glazed bay window to front elevation, double radiator, further radiator, wall light points.

### Kitchen

9'10" x 14'9" (3.00m x 4.50m)  
With a range of shaker style timber finished base and wall units with granite working surface over, underslung one and a half bowl Franke sink with mixer tap, with angleable nozzle and drainer grooves to side, inset five point Neff stainless hob with filter hood over, space for cooker, concealed Hotpoint dishwasher, space and plumbing for

washing machine, space for tall fridge freezer, double radiator, double glazed window to side elevation, double glazed door and window to side to rear elevation, downlighter points to ceiling, tiled floor.

### Bedroom One (Rear)

10'11" x 12'5" (3.33m x 3.78m)  
With double glazed window to rear elevation, radiator, laminate flooring.

### Bedroom Two (Side)

10'11" x 10' (3.33m x 3.05m)  
With double glazed window set into timber surround to side elevation, radiator, laminate flooring.

### Bathroom

Fitted with a white suite to comprise; low level WC, pedestal wash hand basin, bath with mixer tap with shower attachment, full splashback tiling, tiled floor, radiator, obscure double glazed window to side elevation.

### First Floor Landing

Approached via a staircase, door giving access to loft space and door to...

### Attic Room

12'5" max x 13'6" max (3.78m max x 4.11m max)  
With large upvc double glazed dormer window to side





elevation, roof top views over Whitnash, towards countryside beyond. Further double glazed window, feature angled ceiling line, radiator, door to...

#### Shower Room

Fitted with a white suite to comprise; low level WC, pedestal wash hand basin, corner shower cubicle with fixed rainwater style shower head and additional hand held shower attachment, splashback tiling, chrome radiator towel rail.

#### Integral Garage

8' x 16' (2.44m x 4.88m)

With timber framed obscure glazed window to side elevation, timber double doors to front, wall mounted Glow-worm combi boiler.

#### Outside (Front)

To the front of the property is principally laid to brick block paving, providing ample off road parking, herbaceous planted borders interspersed with slate chippings. To the side of the property is a gate leading to the rear garden.



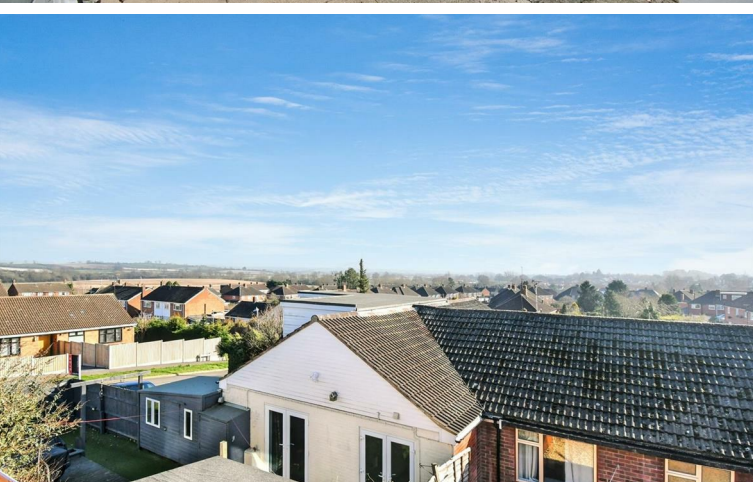
#### Outside (Rear)

To the rear of the property is a paved patio area with timber pergola (timber style canopy with perspex roof). Steps leading up to the remainder of the garden which is principally laid to slate chippings with herbaceous borders, concrete paved area leads to the other side of the property.

#### Special Note

In accordance with the Estate Agents Act 1979 we confirm the property is being sold by an employee of ehB Residential Limited.





#### Mobile Phone Coverage

Likely/Limited mobile signal is available in the area. We advise you to check with your provider. (Checked on Ofcom Feb 25).

#### Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom Feb 25).

#### Parking

Driveway being brick block paved, providing ample off road parking.

#### Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

#### 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 E.

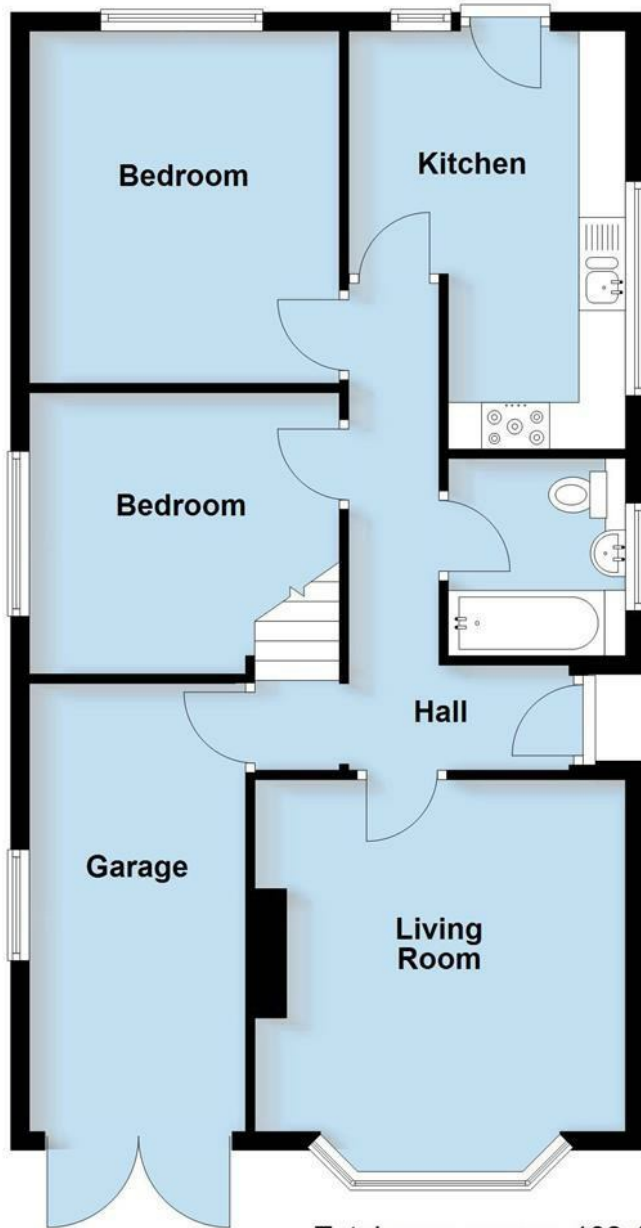
#### Location

CV31 2QS



## Ground Floor

Approx. 75.3 sq. metres (810.1 sq. feet)

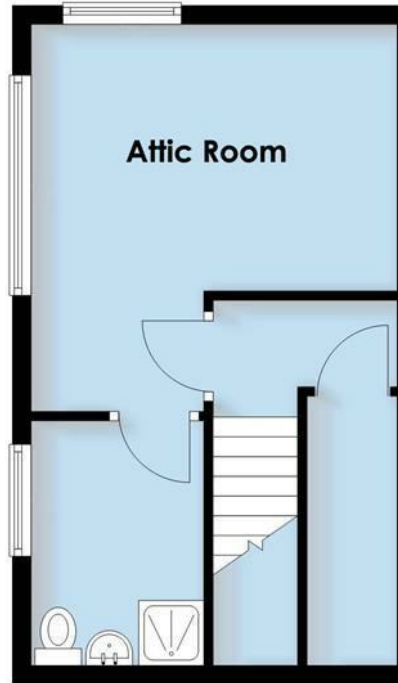


Total area: approx. 102.4 sq. metres (1101.7 sq. feet)

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

## First Floor

Approx. 27.1 sq. metres (291.6 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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