





A stylishly extended and well presented three bedroom semi-detached property, conveniently located in the heart of this popular part of Whitnash, featuring large drive and attractive gardens.

**** NO CHAIN ****

Briefly Comprising;

Entrance porch, entrance hallway with staircase to first floor landing. Living room with bow window and double doors to extended and re-fitted open plan Dining/Kitchen. Three first floor bedrooms and attractive white re-fitted shower room. Upvc double

glazing. Brick block paved large driveway, providing plenty of off road parking. Landscaped fore garden. Attractively lawned and landscaped rear garden. Garage.

The Property

Is approached via a brick block paved drive, giving access to part upvc double glazed entrance door to...

Entrance Porch

With double glazed window to side, internal timber door and multi pane window leading entrance hallway.

Entrance Hallway

With wood look flooring, staircase to first floor landing, double radiator. Door to...

Living Room

12'8" x 14' (3.86m x 4.27m)

With upvc double glazed bow window to front elevation, double radiator, continuation of wood look flooring, wall mounted electric radiator and double doors through to...



Kitchen/Dining Room

15'10" red to 14'3" x 14'8" (4.83m red to 4.34m x 4.47m)

Being open plan and yet forming distinctive areas.

Kitchen Area

Fitted with a range of wood look wall and base units with granite look working surface over, splashback tiling, one and a half bowl sink unit, inset four point Indesit Ceran electric hob with Bosch stainless and glazed oven below and stainless and glazed filter hood over. Space and plumbing for washing

machine. Space for refrigerator. Upvc double glazed window to rear elevation. Upvc part double glazed door to side and further door to useful understairs store cupboard.

Dining Area

With radiator and upvc double glazed doors to garden, two Velux windows, downlighter points, herringbone style wood look laminate flooring.

First Floor Landing

With upvc double glazed window to side elevation, hatch to roof space.

Bedroom One (Rear)

9'6" x 11'4" (2.90m x 3.45m)

With upvc double glazed window to rear elevation, radiator.

Bedroom Two (Front)

8'6" x 11'4" (2.59m x 3.45m)

With upvc double glazed window to front elevation, radiator.



Bedroom Three (Front)

7'1" x 8' max inc staircase bulkhead (2.16m x 2.44m max inc staircase bulkhead)
With upvc double glazed window to front elevation. Double doors to wardrobe with hanging rail and shelving built over staircase bulkhead, radiator.

Bathroom

Attractively re-fitted as a shower room with a white, modern, contemporary suite to comprise; semi-pedestal wall hung wash hand basin with mono-mixer, low level WC with concealed cistern, double

walk-in shower cubicle with fixed rainwater style shower head and additional hand held shower attachment. Attractive off white matt splashback tiling extending to full height in shower area, chrome radiator towel rail, wood look flooring.

Outside (Front)

To the front of the property is a large brick block paved driveway, providing plenty of off road parking. Attractive well landscaped and planted, mature border. The driveway leads down the side of the property to the garage.

Garage

8'4" x 15'10" (2.54m x 4.83m)
With up-and-over door, power and light as fitted.

Outside (Rear)

The rear garden is attractively landscaped. Predominantly laid to lawn and surrounded in the main by a combination of hedging and fencing, with well stocked and attractively planted herbaceous borders. Patio area across the rear of the property and outside tap.



Mobile Phone Coverage

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

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

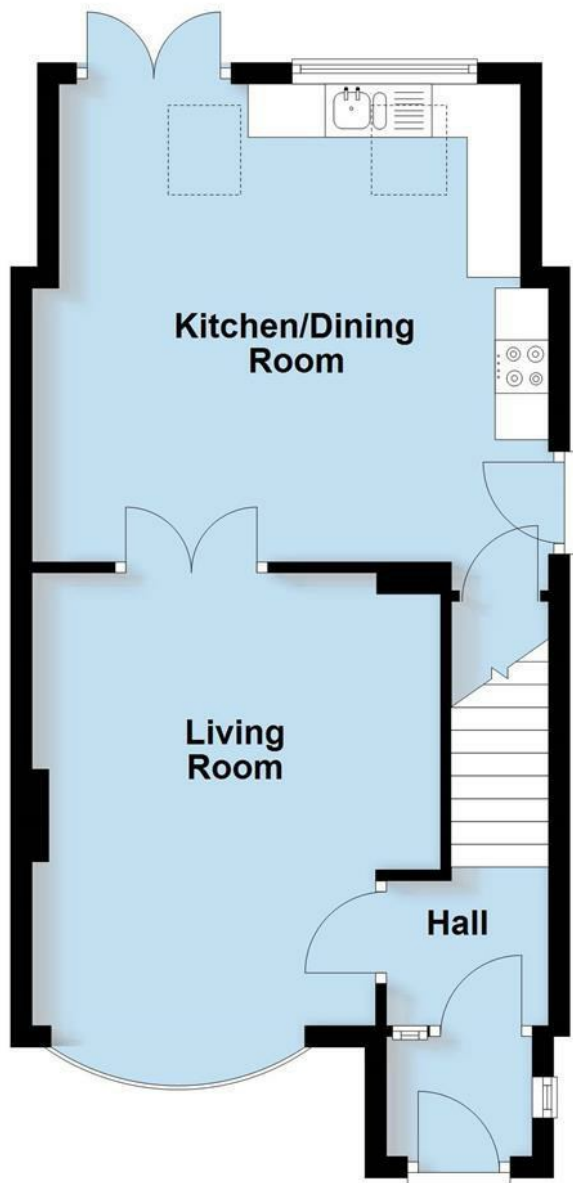
Council Tax Band C.

Location

136 Coppice Road
Leamington Spa
CV31 2LU

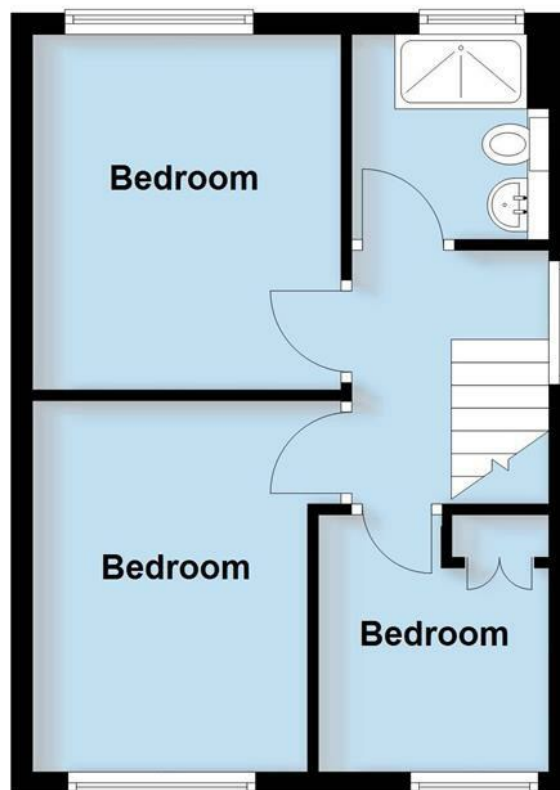
Ground Floor

Approx. 43.7 sq. metres (469.9 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.5 sq. feet)



Total area: approx. 77.1 sq. metres (830.4 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	82
England & Wales		EU Directive 2002/91/EC

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