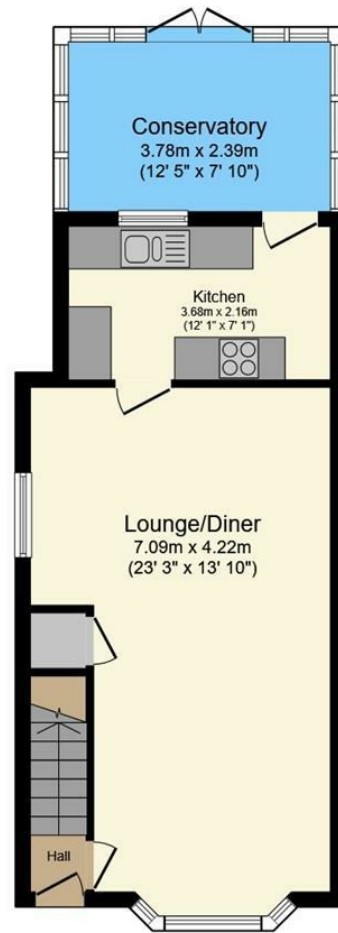


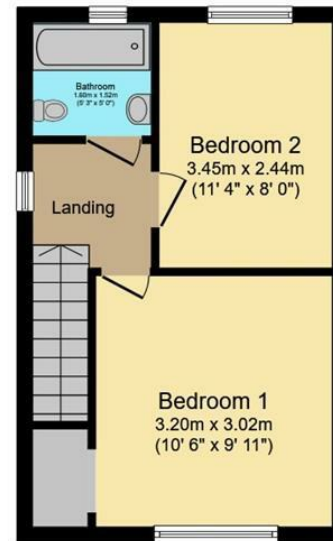
Peter Clarke



8 Westlea Road, Leamington Spa, CV31 3JF



Ground Floor



First Floor

Total floor area 78.2 sq.m. (842 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



- Extended Semi Detached Home
- Two Double Bedrooms
- Newly Fitted Bathroom
- Open Plan Living & Dining Room
- Modern Fitted Kitchen
- Conservatory
- Large Lawned Rear Garden
- Block Paved Driveway
- EPC Rating D



Offers In Excess Of
£265,000

A spacious, beautifully presented and extended, two double bedroom semi detached home, situated on the ever popular Westlea Road in Leamington, situated within easy reach of Leamington Spa town centre, it's fantastic amenities, schools and the local train station. Having internal accommodation comprising entrance lobby, through living and dining room, extended kitchen, and conservatory. To the first floor are two generous double bedrooms, the principal of which benefits from a walk in wardrobe and the picture is completed by a newly fitted family bathroom with mains fed shower over the bath. Outside the property boasts a modern block paved driveway, providing off road parking for 2 cars, gated side access and a large lawned rear garden with sizable dining patio.

Approach

Accessed from the roadside via the block paved drive, which leads up to covered canopy porch and front door.

Lobby

Having stairs rising to the first floor and opening into the living and dining room.

Living & Dining Room

This large open plan living and dining room area provides ample space to accommodate furniture for both and has dual aspect windows to front and side elevations and with feature fireplace, inset shelving, and display downlighters and a door leading to the kitchen.

Kitchen

The kitchen forms part of an extension and comprises a range of off white shaker style wall and base mounted units with contrasting worktops over. Having a counter top mounted sink and drainer with integrated appliance including counter top mounted hob, extractor and electric oven with space for an upright fridge freezer. In addition there is a rear facing window and timber and glazed door leading into the conservatory.

Conservatory

This useful and adaptable conservatory also benefits from space and plumbing for washing machine and tumble dryer and has french doors giving access to the rear garden.

To The First Floor

The first floor landing has stairs rising from the ground floor and gives way to both bedrooms and the newly fitted family bathroom.

Bedroom One

A well sized double room with front facing double glazed window and generous walk in wardrobe.

Bedroom Two

Another double room, currently being used as a work space, with rear facing double glazed window overlooking the rear garden.

Family Bathroom

This recently re-fitted bathroom comprises a white suite with low level W.C, vanity unit mounted wash hand basin and panelled bath with dual head shower over. having an obscured double glazed window to the rear elevation.

Outside

To The Front

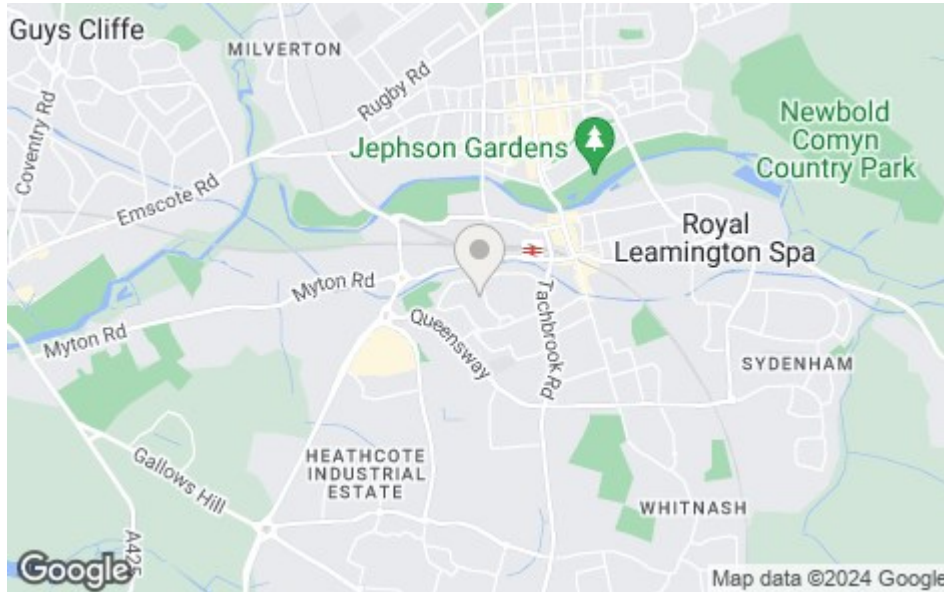
To the front of the property is a block paved driveway providing off road parking for two cars and a side passageway leading to side access gate which opens into the rear garden.

To The Rear

To the rear of the house is a large lawned rear garden







with a sizeable patio dining area, accessible directly from the conservatory.

General information

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains water, gas, electric and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: 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 same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band B.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





Multi-award winning offices
serving South Warwickshire & North Cotswolds

Myton Road, Leamington Spa, Warwickshire, CV31 3NY
Tel: 01926 429400 | leamington@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke

