



HEBE WAY, WHITNASH

complete ●●●  
SALES & LETTINGS









A two-bedroom end terrace was built by Bovis Homes on the popular 'Fairways development' in June 2016, close to the Leamington Golf Club. In brief, the property comprises; an entrance hall, WC and open plan lounge/kitchen with double doors out onto a garden with a patio area. There is a well-equipped high white gloss kitchen with matching ceramic floor tiles. On the first floor, there is the generously proportioned master bedroom with built-in wardrobes, a further double bedroom and a family bathroom with shower over bath. To the front of the property, there is off-road parking for two cars and an EV charging point.



#### Entrance Hall

Good size entrance Hall with tiled flooring, hanging space for outdoor coats and doors to lounge and Downstairs guest WC.

#### Guest WC

Tastefully decorated and larger than average with white WC, handbasin, tiled flooring and small radiator.

#### Lounge

Well presented large open plan lounge/dining room, with neutrally decorated walls and carpets, french doors allowing plenty of light into the room, ample under stairs storage, tv point and radiator.



#### Kitchen

Fitted to a high specification the kitchen has integrated appliances including dishwasher, washing machine, fridge and freezer, white high gloss units top and bottom, stainless steel sink and drainer, gas hob and extractor fan.

#### Master Bedroom

Generously proportioned master bedroom with two double fitted wardrobes, dual aspect double glazed windows and radiator.

#### Family Bathroom

Family bathroom with large white tiles, bath with shower over, glass shower screen and window to the rear of the property.



#### Second Bedroom

Double bedroom with double fitted wardrobe, double glazed window to the rear and radiator.

#### Parking

Access to the property from the front driveway with parking spaces for two vehicles.

#### Garden

Secure rear garden with side access, patio area at the front and rear, garden shed and seating area.







### Location

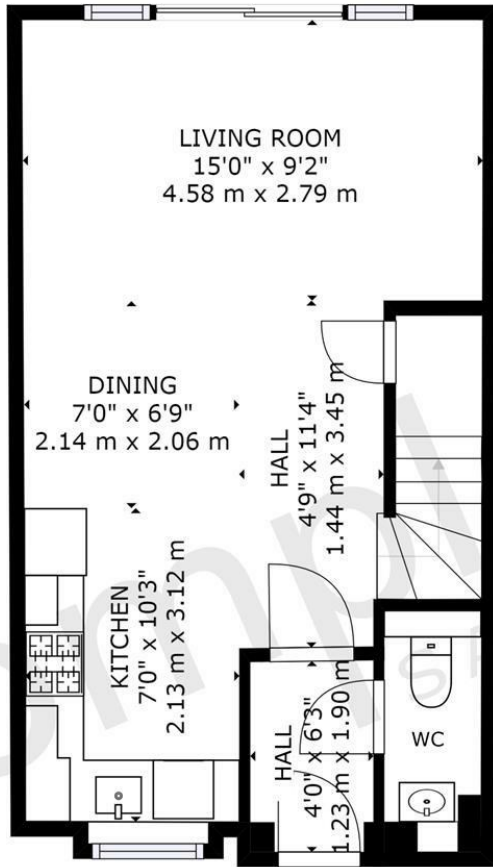
Completed in 2016 this stylish end of terrace home falls within St Margret's Primary catchment and Campion / Myton secondary schools. The property is located in the new development of the Fairways in Whitnash close to the golf course and positioned on Hebe Way. Close to the rolling Warwickshire countryside just over two miles from the stunning Regency town of Royal Leamington Spa, The Fairways offers brand new homes, all carefully designed for modern living. The Fairways is a stone's throw from the Leamington and County Golf Club, on the edge of Whitnash which has great local amenities and easy access to the country's motorway and rail networks. So if you're looking for a beautiful home that's in a great location within easy reach of good amenities, your search ends here. There is Briar Hill Infants School and St Margaret's Middle School, shops, pubs and parks. There are several local churches - Church of England, Methodist and Catholic. This property also has good access to the M40 for commuting purposes.

### Market Appraisal

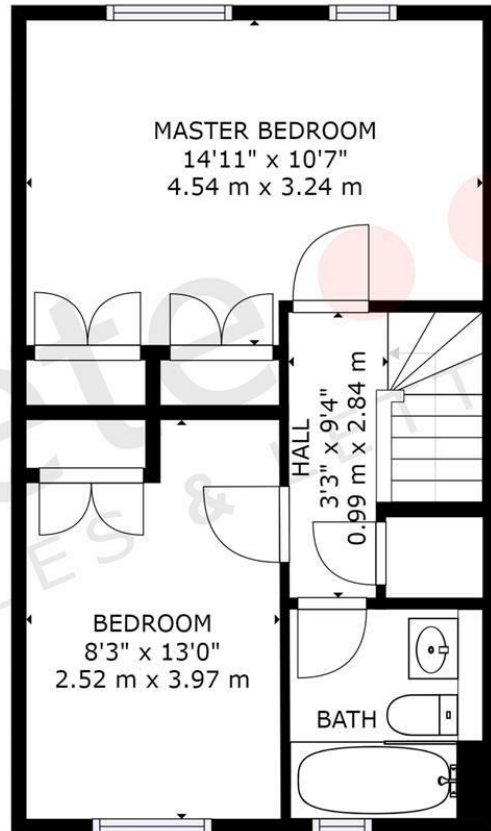
If you are considering selling your property, we would be delighted to give you a free no-obligation market appraisal. Our experience, knowledge and comprehensive marketing with local and internet advertising will get your property seen in all the right places. Please contact us today to arrange your property appraisal.







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 402 sq ft, 37 m<sup>2</sup>, FLOOR 2: 389 sq ft, 36 m<sup>2</sup>  
 TOTAL: 791 sq ft, 73 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

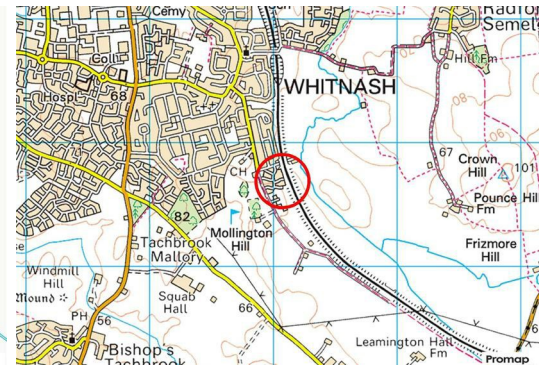
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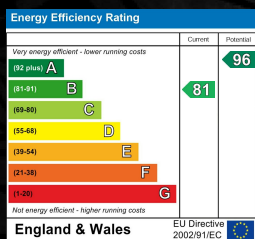


- Bovis Built 2016
- Family Bathroom
- Near The Leamington Golf Club
- Two Parking Spaces
- Guest WC & Rear Garden
- End Terrace
- Two Double Bedrooms
- Open Plan Kitchen/Lounge/Diner
- Contemporary Kitchen
- EPC Band B



## HEBE WAY, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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