



WEILERSWIST DRIVE, WHITNASH

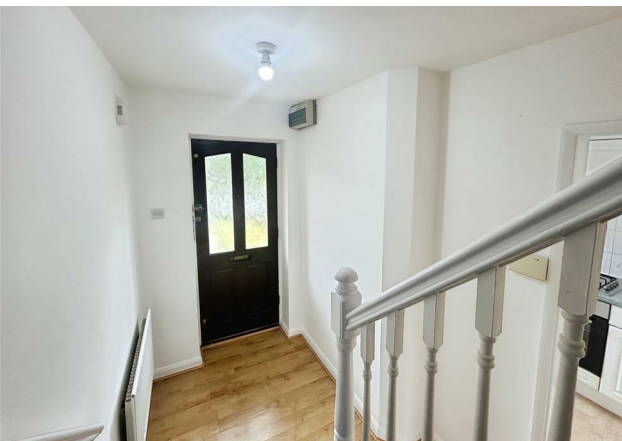
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A modern end terraced built by Messrs AC Lloyd in the popular area of Whitnash, built-in 2001 in need of some upgrading. It comprises an entrance hall, living room, dining kitchen, two double bedrooms and a bathroom. There is a west-facing, good-sized garden, off-road parking and gardens to the front & side. It's an ideal first-time buy and is offered no chain.



It's in the details...

Approach

The property has a lawn front garden with a pathway that leads to the canopy front door. The Garden is retained with metal railings and has some planting to the front.



Entrance Hall

With timber effect laminate flooring, a radiator, and a staircase leads to the first floor. There's a wall-mounted thermostat and doors for the lounge diner and kitchen.

Kitchen

The kitchen needs updating but has white units, worktops and a one and a one-and-a-half bowl stainless steel sink with a mixer tap. There is an oven, four-ring gas hob and extractor. There is space and plumbing for a washing machine, a uPVC double glazed window to the front, a tiled splash-back and a modern wall-mounted Worcester gas combi boiler.

Lounge Diner

We will continuation of the timber effect laminate flooring electric fireplace with painted surround, under-stairs storage, two radiators and uPVC French doors to the garden.



Landing

A carpeted landing with painted balustrade, loft hatch, doors to the two bedrooms and bathroom. There is a door to a storage cupboard.

Bedroom One

A double bedroom with a radiator, a double fitted wardrobe and a uPVC double glazed window.

Bedroom Two

A double bedroom with a radiator, double fitted wardrobe, storage cupboard over the stairs and a uPVC double glazed window.



Bathroom

Fitted with a white suite comprising a bath, hand basin and a toilet. There is a uPVC double glazed window, a mains static shower over the bath, a radiator and a tiled splash-back.

Garden

The garden has an extended patio and a lawn with a stepping-stone pathway. The garden is enclosed with timber fencing and has a gate through to the parking at the rear.

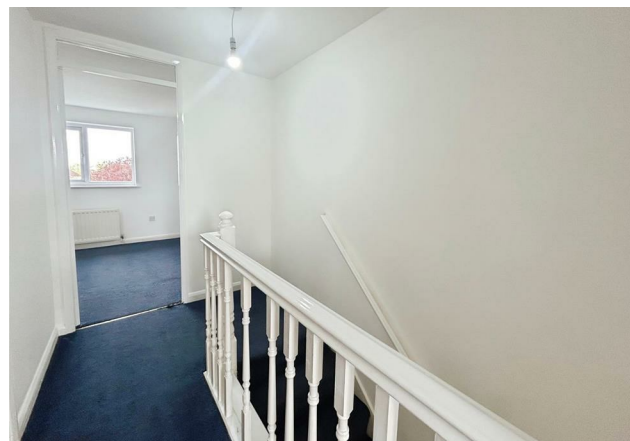


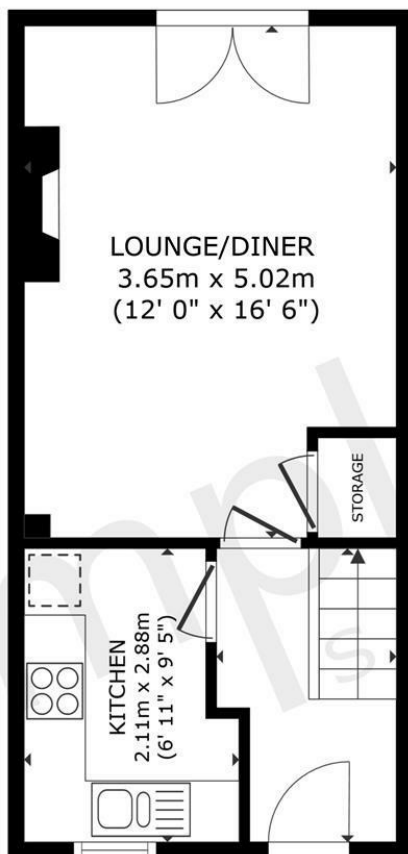
Parking

Off-road parking to the rear.

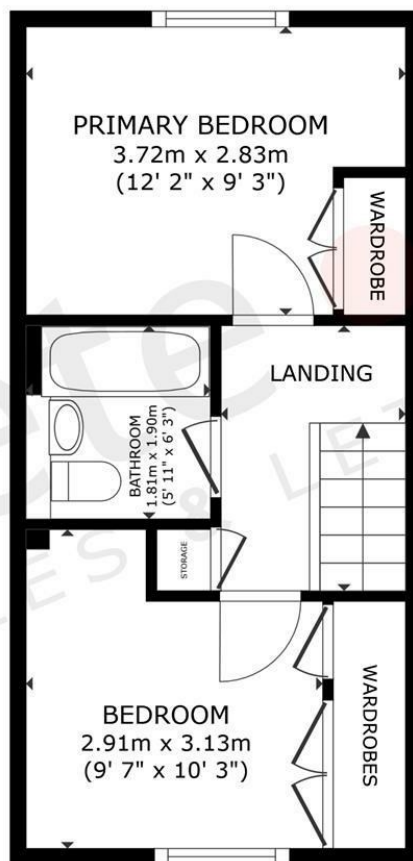
Location

Weilerswist Drive forms part of a popular AC Lloyd development, within this well-regarded residential area within Whitnash, which is well served with excellent local amenities including shops, post office, primary school, public house, St. Margaret's Church, St Josephs and Methodist Church and sports club. The towns of Leamington Spa and Warwick lie within approximately two and three miles respectively and easy access is offered to the M40 providing a fast commuter link. Great location for Jaguar Land Rover and Aston Martin employees with Gaydon just 10 minutes away. The train station is within walking distance too.





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 29.2 m² (314 sq.ft.) **FLOOR 2** 30.0 m² (323 sq.ft.)
TOTAL : 59.2 m² (637 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



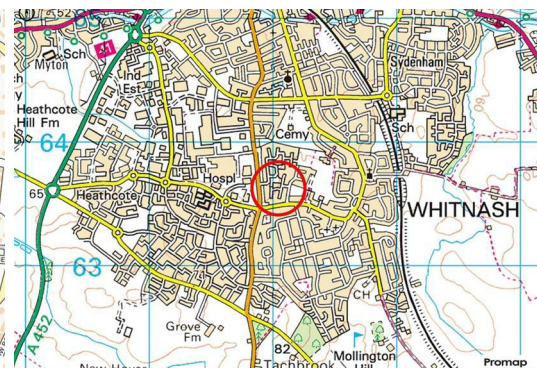
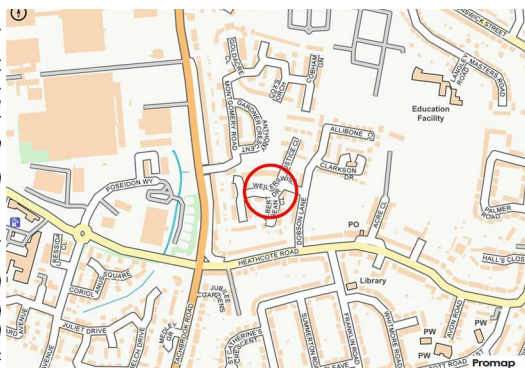
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- AC Lloyd Built 2001
- Two Double Bedrooms
- Kitchen & New Boiler
- Lounge/Diner
- Front & Rear Gardens

- End Terrace
- Upstairs Bathroom
- UPVC double Glazed
- No Chain
- Parking To Rear



WEILERSWIST DRIVE, LEAMINGTON SPA

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

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

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