

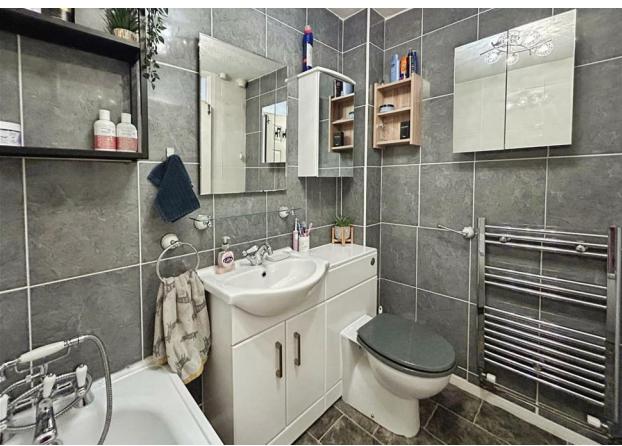
MORSE ROAD, WHITNASH

complete ●●●  
SALES & LETTINGS









**PRICE REDUCTION- OPEN HOUSE 27TH SEPTEMBER.** This well presented two-bedroom terraced home, built in the 1960s, is ideally situated in the sought-after suburb of Whitnash, just south of Leamington Spa. Perfect for first-time buyers or investors, the property offers stylish, well-planned accommodation with modern comforts throughout.

Step inside to a welcoming entrance hall leading to a fitted kitchen with breakfast bar seating for four. The spacious open-plan lounge flows seamlessly into a bright conservatory, overlooking the rear garden—an ideal space for entertaining or relaxing with family. Upstairs, the property boasts two generously sized double bedrooms and a sleek, contemporary family bathroom.

Externally, the home benefits from a garage en bloc, along with a block-paved driveway providing parking for two vehicles. Set within a thriving community, the property is conveniently close to local shops, amenities, and excellent primary schools, including St. Margaret's and Whitnash Primary School.

### Entrance Hall

Welcomed through an obscured glass composite front door, the entrance hall features wood-effect laminate flooring, a central heating radiator, and a ceiling light point. Doors lead to the kitchen/diner, with stairs rising to the first floor.

### Kitchen Diner

Fitted with a range of base and wall-mounted cupboards and drawers, the kitchen features tiled flooring and complementary work surfaces with tiled splashbacks. A stainless steel sink and drainer with mixer tap sits beneath a double-glazed window overlooking the front aspect. Appliances include a gas four-ring hob with stainless steel extractor, double oven/grill, plumbing for a washing machine and dryer, and space for a fridge-freezer. A high-level breakfast bar provides seating for up to four, while additional features include a central heating radiator and a useful understairs storage cupboard.

### Lounge

A bright and spacious reception room featuring wood-effect laminate flooring, a central heating radiator, and a ceiling light point. A feature fireplace creates a focal point, while French doors open into the conservatory, enhancing the sense of space and natural light.

### Conservatory

A generously sized UPVC-built conservatory with double-glazed windows, central heating radiator, and a door opening directly onto the rear garden—an ideal space for year-round enjoyment.

### Landing

With wood-effect laminate flooring, the landing provides access to two double bedrooms and the family bathroom. Additional features include a loft hatch and a useful storage cupboard.

### Bedroom One

A well-proportioned double bedroom with wood-effect laminate flooring, fitted wardrobes, and space for additional furnishings such as bedside tables and a dressing table. A double-glazed window to the front elevation allows plenty of natural light, complemented by a central heating radiator and ceiling light point.

### Bedroom Two

A spacious double bedroom with wood-effect laminate flooring and a large double-glazed window overlooking the rear garden. The room benefits from a central heating radiator, ceiling light point, and ample space for wardrobes, drawers, and bedside tables.





### Family Bathroom

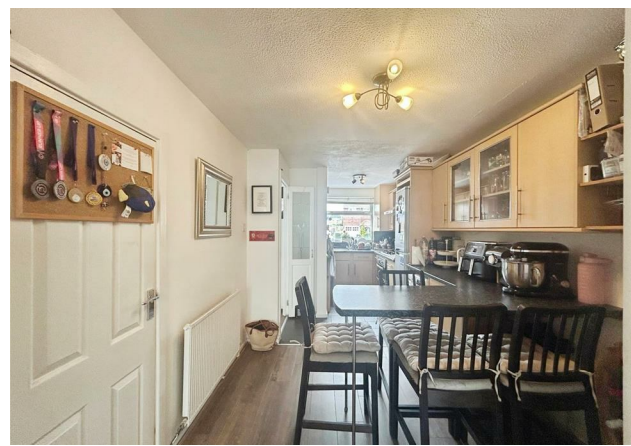
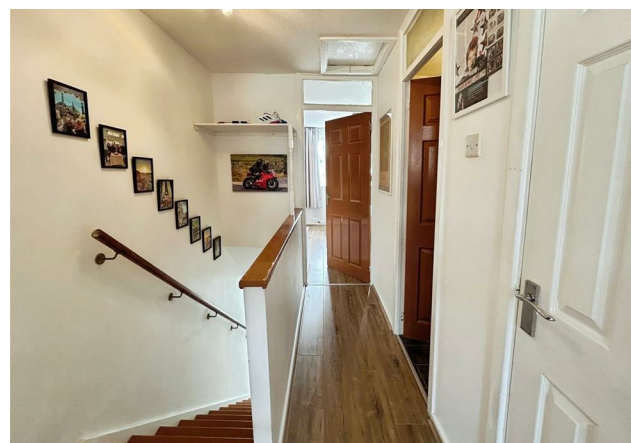
A part-tiled bathroom comprising a low-level WC, white ceramic hand basin with mixer tap and vanity unit beneath, and a bath with shower over. Additional features include a stainless steel heated towel radiator, ceiling light point, and extractor fan.

### Rear Garden

A fully enclosed rear garden, bordered by fencing and featuring a patio area —perfect for outdoor dining and relaxation. Mature plants and shrubs provide a touch of greenery, while a gated rear access leads directly to the en bloc garages.

### Location

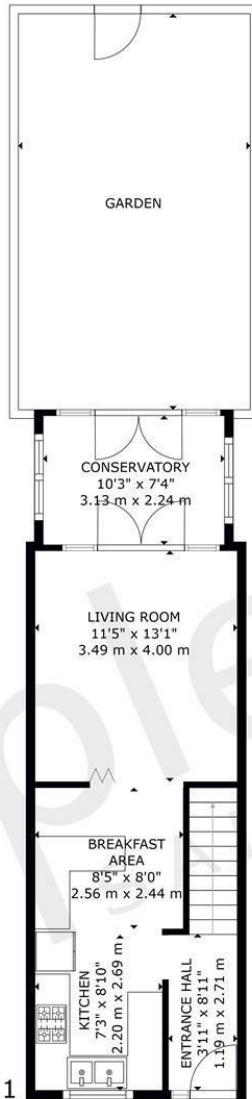
Situated within Whitnash, which is just South of Leamington Spa. This family home sits close to an abundance of local amenities including: The Leamington Golf course, Briar Hill Infant School, St Joseph's Primary School and St Margaret's C of E Junior School, post office, pub houses, medical centre, churches and many local shops. Well positioned for the M40, the Leamington train station and Jaguar Landrover.



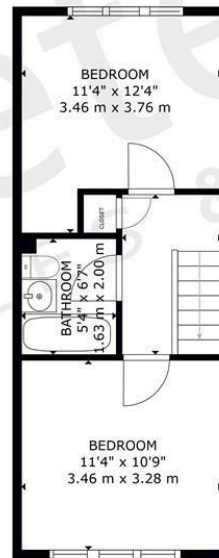


**GROSS INTERNAL AREA**  
FLOOR 1: 429 sq. ft, 39 m<sup>2</sup>,  
FLOOR 2: 344 sq. ft, 31 m<sup>2</sup>  
TOTAL: 773 sq. ft, 70 m<sup>2</sup>  
EXCLUDED AREA: GARDEN: 295 sq. ft, 27 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE,  
ACTUAL MAY VARY.

FLOOR 1



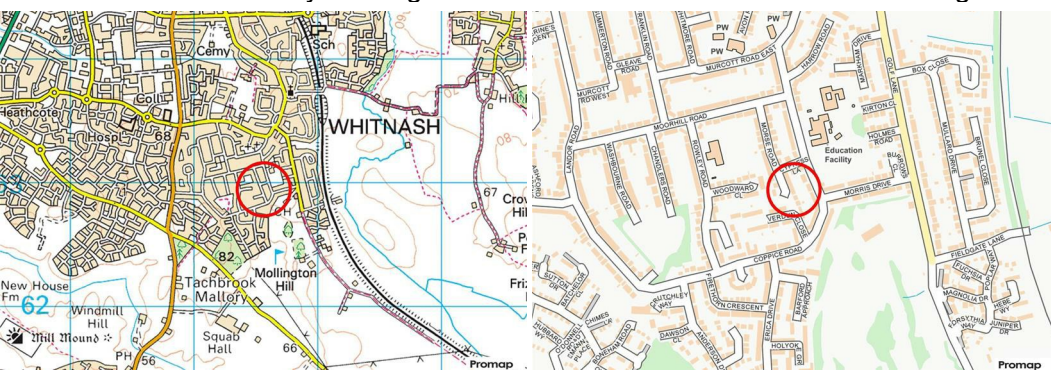
FLOOR 2





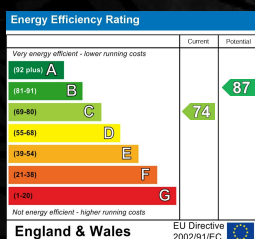


- Terraced Property
- Two Bedrooms
- Close To Schools
- Conservatory
- Driveway Parking For Two vehicles
- Ideal First Time Buyer Property
- Popular Location
- Kitchen Dining Room
- Rear Garden
- Garage En Bloc



## MORSE ROAD, LEAMINGTON SPA

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



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