

2 Bedroom House - Terraced
located on Verdun Close, Whitnash
Offers Over £240,000

UP Estates



****NO FORWARD CHAIN - BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM HOME - GARAGE WITH POWER - QUIET CUL DE SAC SURROUNDED BY AMENITIES**** This is an exceptional opportunity to purchase an immaculately presented two bedroom home in Verdun Close, Whitnash. Benefitting from no forward chain, the ground floor of this property features an entrance hall, lovely kitchen boasting integrated gas hob, extractor, oven and sink, plus a spacious lounge diner. Upstairs is comprised of landing, two double bedrooms with integrated wardrobes and a modern family bathroom. Outside the property is a tidy front garden, a good sized rear garden plus garage with power. The property is gas central heated and double glazed throughout, and the loft space is insulated and part boarded.

LOCATION

Situated within Whitnash, just south of Leamington Spa, this well-kept home sits close to an abundance of local amenities including: Leamington & County Golf Club, Briar Hill Infant School, St Joseph's Primary School, St Margaret's C of E Junior School and Oakley School. Close by, you'll also find a post office, pub houses, medical centre, churches and many local shops, as well as being well-positioned for access to M40, M42, M6 & M1, Birmingham airport, NEC and direct train service to London Marylebone. Leamington Spa's Parade also boasts a great choice of high street and boutique shops, restaurants, cafés, bars, cinemas, theatres and art galleries, offering a unique shopping, dining and cultural experience.

PROPERTY INFORMATION SUMMARY

Council Tax Band: B

Local Authority: Warwick

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: D

Approx. Total Floor Area: 679.00 sqft

Heating System: Gas Central Heating

Consumer Unit/ Fuse Box Location: Hall

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification

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£240,000**

- NO FORWARD CHAIN
- BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM HOME
- GARAGE WITH POWER
- SPACIOUS LOUNGE DINER
- AMPLE INTEGRATED STORAGE
- EXCELLENT LOCATION CLOSE TO WARWICK & LEAMINGTON
- TUCKED AWAY IN QUIET CUL DE SAC
- CALL NOW TO VIEW!





documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.



All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form



part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

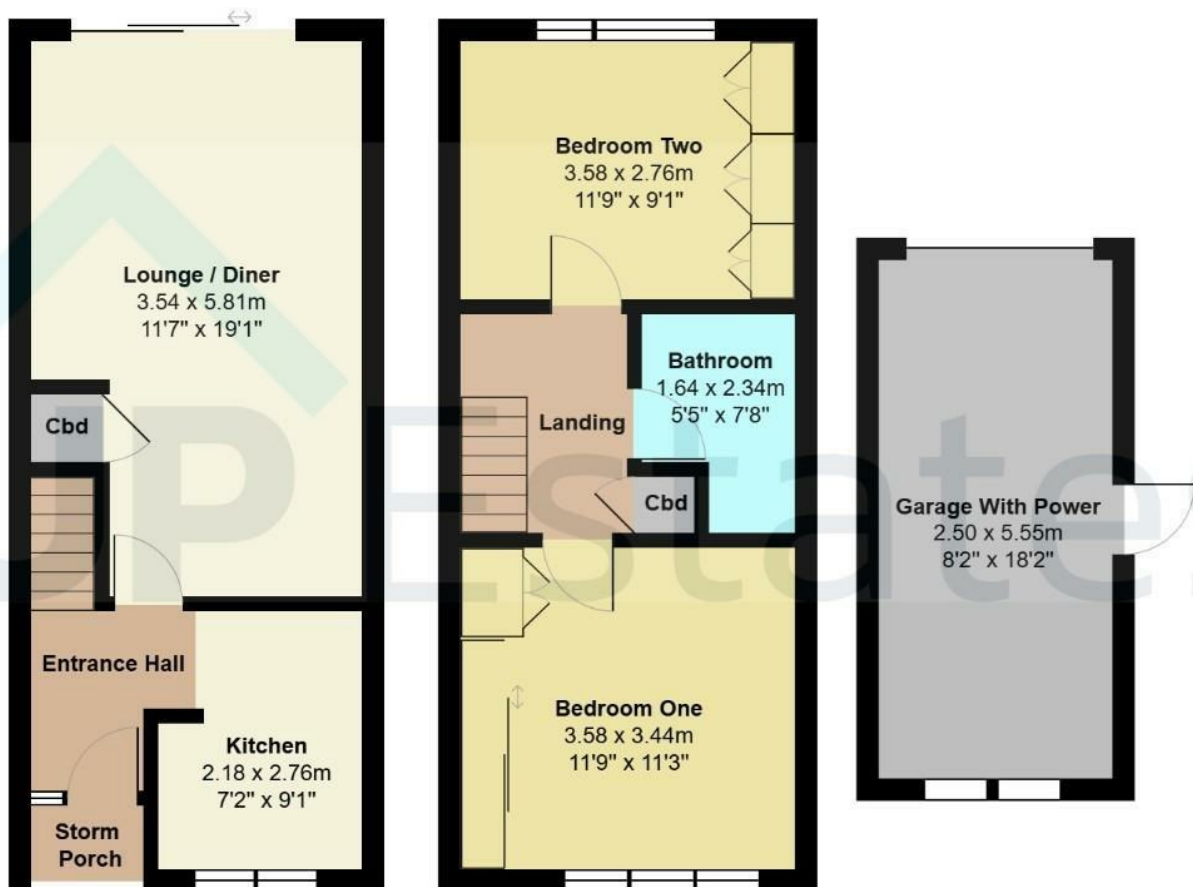
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Verdun Close, Whitnash





Total Area: 63.1 m² ... 679 ft² (excluding garage with power)

All measurements are approximate and for display purposes only

CONTACT

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