



Connells

Anderson Drive
Whitnash Leamington Spa

Anderson Drive Whitnash Leamington Spa CV31 2RN

for sale offers over
£325,000



Property Description

A spacious and well-presented two-bedroom semi-detached bungalow situated in a popular residential location in Leamington Spa, offering well-proportioned accommodation, driveway parking, a garage and a well-maintained rear garden.

The property is approached via a driveway to the side, providing convenient off-road parking together with access to the garage and main entrance door.

Upon entering, the entrance hallway leads to the principal accommodation. To the front of the property are two spacious bedrooms, both offering generous proportions, along with the family bathroom.

To the rear is a spacious lounge, providing a comfortable and versatile living space with direct access to the rear garden. The kitchen/breakfast room is also situated to the rear and benefits from access to the garden, creating a practical and sociable space for everyday living and entertaining.

Outside, the property enjoys a well-maintained rear garden with a paved patio area, providing an ideal space for outdoor dining and entertaining. The garden also benefits from a door leading directly into the garage, adding further convenience.

Being sold with NO ONWARD CHAIN.

Location

Situated within the popular residential area of Whitnash, this property enjoys a convenient position on the southern side of Leamington Spa. The property is ideally located for commuters and families alike, offering excellent access to local amenities, transport links and schooling. CV31 2RN is located on Anderson Drive in Whitnash, a well-established residential neighbourhood.

Leamington Spa town centre is approximately 2 miles away, providing a wide range of independent shops, restaurants, cafés and leisure facilities, whilst Leamington Spa Railway Station is around 1.8 miles (2.9 km) from the property, offering direct rail services to Birmingham, London Marylebone and beyond.

For those travelling by road, the property benefits from excellent access to the wider motorway network, with the M40 motorway (Junctions 13 and 14) reachable within approximately 10 minutes by car, providing routes towards London, Birmingham and the South East. The nearby A46 is also easily accessible, connecting to Coventry, Warwick, Stratford-upon-Avon and the Midlands road network.

The area is well served by local shops, supermarkets, parks and highly regarded schools, making it a sought-after location for a variety of buyers seeking convenience and connectivity whilst remaining within easy reach of Leamington Spa's vibrant town centre.

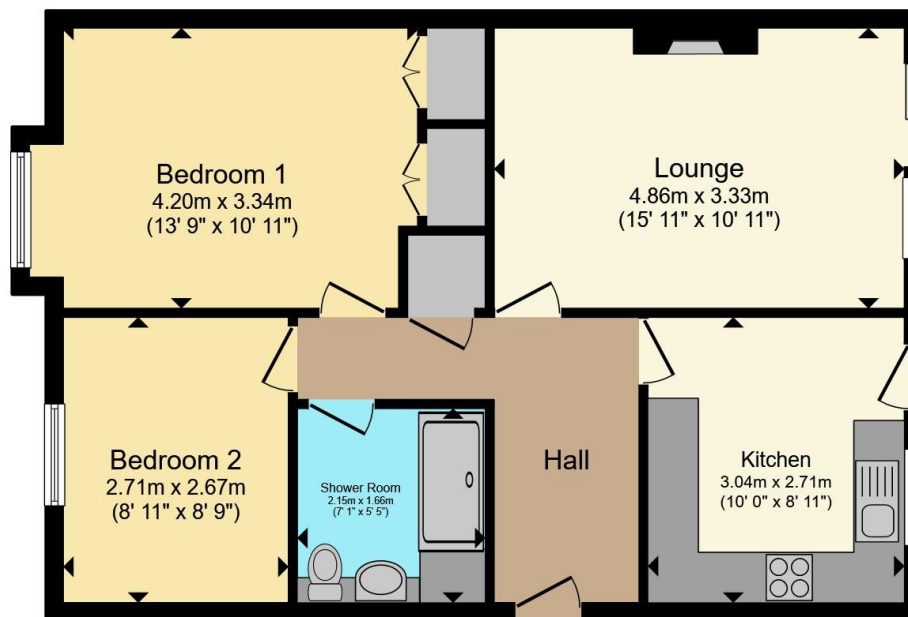
Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks

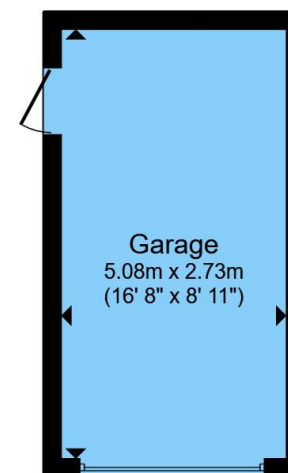
have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Floor Plan



Garage

Total floor area 82.2 m² (885 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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LEAMINGTON SPA CV32 4LL

EPC Rating: Council Tax
Awaited Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SPA315637



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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