Albert Bean Close, Whitnash
Per month £1,350 Per month

complete ESTATE AGENTS

Albert Bean Close, Whitnash, Leamington Spa

Stylish AC Lloyd semi-detached home built in 1999, with two double bedrooms and the property comprises; entrance hall, living room, stylish modern dining kitchen, two bedrooms and bathroom. Off-road parking for 2 to 3 cars. The garden is West facing and the property is located in a cul-de-sac in Whitnash in this Cox's Orchard Development.

Immediately available.

Property Details

Entrance Hall
There is a modern composite entrance door with two frosted glazed panels that leads into the hall, which has fitted doormat, radiator, electric consumer unit and the thermostat. There is carpeted stairs leading to the first floor and door through to the living room.

Living Room
With a uPVC double glaze window to the front, enjoying the view of the tree in front garden. There is a central gas fireplace with marble hearth and painted timber surround. There is coving, radiator, under stairs storage cupboard and door to the kitchen diner.

Kitchen Diner

There is a stylish gloss fitted kitchen with brushed chrome handles. The kitchen has a thick worktop with curvature units. There is a 1 & 1/2 bowl stainless steel sink with drainer & mixer tap, fitted oven, four ring gas hob, glass splash-back and extractor over. There is a fitted fridge freezer and a microwave. There is an integrated washing machine, tiled flooring, a uPVC double glazed window overlooking the garden and double glazed sliding doors to the garden. There is a wall mounted system boiler and a large radiator.

Landing
Carpeted landing with painted balustrade. There are doors through to the two bedrooms, bathroom and door through to the airing cupboard with hot water tank and slatted shelving. There is a loft hatch to the part boarded loft which has a pulldown ladder.

Bedroom One
Double bedroom with a uPVC double glazed window overlooking the front garden. Room is neutrally decorated and has a radiator. Fitted wardrobes and a feature wallpapered wall. There is a cupboard over the stairs.

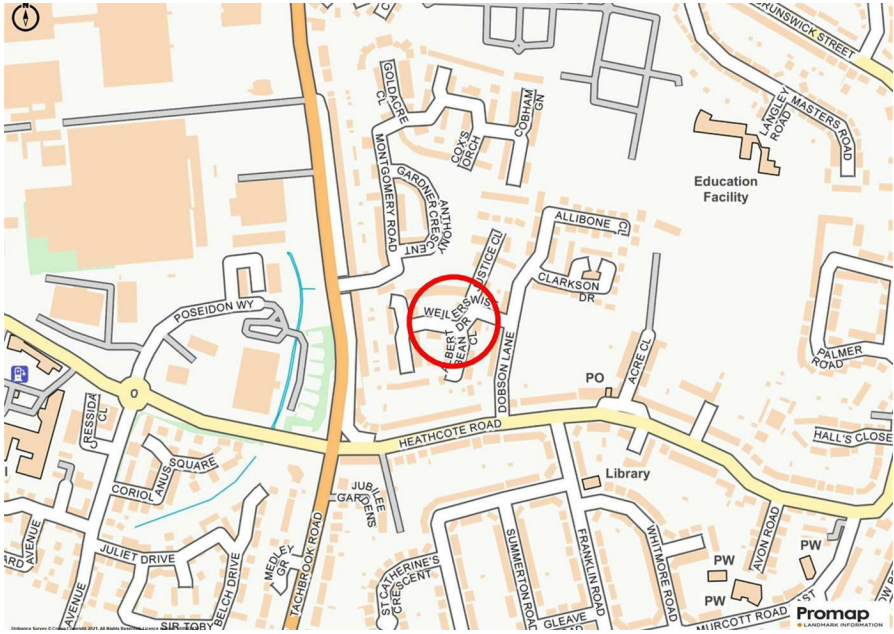
Bedroom Two
Double bedroom with a uPVC double glazed window overlooking the rear garden. Room is neutrally decorated and has a radiator.

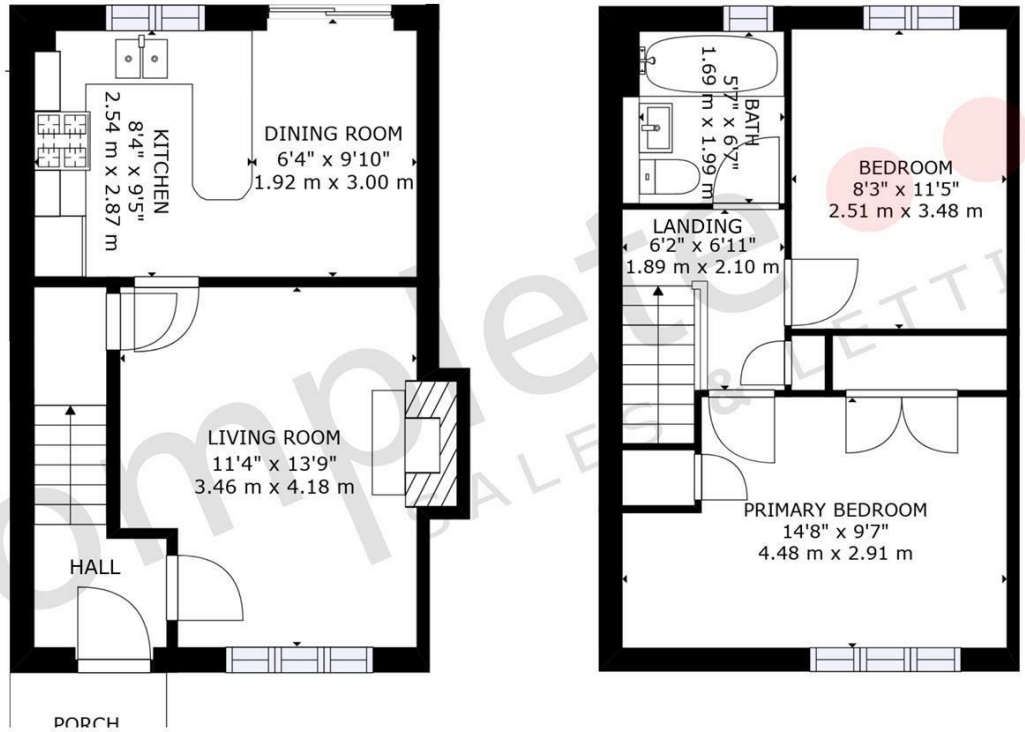
Bathroom
Fitted with a white suite, comprising of double ended bath with central mixer tap, glass shower screen and mains, thermostatic rain-head shower. Pedestal hand wash basin with chrome mixer tap, toilet, a uPVC double glazed window, radiator, tiled splash-back and there is an extractor.

Rear Garden
Large area of patio, good area of lawn with leading borders with small bushes. Decked area and timber gate to the front. There is a good amount of side space.

Front Garden & Parking
It’s a lawned front garden with an area of slate which harbours a pretty small tree. There is tarmac drive for 2 - 3 vehicles.

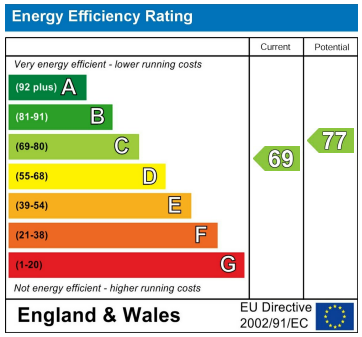
Location
Weilerswist Drive forms part of a popular A C Lloyd development- Cox's Orchard, within this well regarded residential area within Whitnash, which is well served with excellent local amenities including shops, post office, primary school, public house, St. Margaret's Church, St Josephs and Methodist 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.

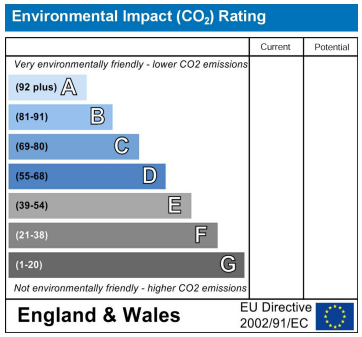




GROSS INTERNAL AREA
FLOOR 1: 356 sq. ft,33 m2, FLOOR 2: 347 sq. ft,32 m2
EXCLUDED AREAS: , DECK: 110 sq. ft,10 m2
PATIO: 345 sq. ft,32 m2, PORCH: 23 sq. ft,2 m2
TOTAL: 703 sq. ft,65 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

complete SALES & LETTINGS





Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
T: 01926 887723
sales@complete247.co.uk
www.complete247.co.uk

complete ESTATE AGENTS