



7 Evans Grove

Whitnash, Leamington Spa CV31  
2EU

01926 800000

# 7 Evans Grove

## Whitnash

Being appealingly positioned in a tucked-away location with pedestrian access to the front and vehicular access to the rear, this attractive mews style house offers two double bedoomed accommodation and has recently undergone extensive improvement to include redecoration throughout, the installation of a stylish new kitchen, complete with integrated appliances and the addition of a ground floor shower room/cloakroom. Having UPVC double glazed window together with gas fired central heating, the house is complimented by gardens to front and rear with an antique style pavioured garden to the front and an easily maintainable rear garden with block paved patio and artificial lawn. Presenting an excellent opportunity for first-time purchasers, this is an improved and stylishly presented home within a popular and convenient location.

### LOCATION

The well established residential area of Whitnash lies around two miles south of central Leamington Spa and offers a good range of day-to-day amenities and facilities which include local shops and well regarded schools, together with public transport services. There are good local road links available to neighbouring towns and centres including links to the M40 motorway with Leamington Spa railway station providing regular commuter rail links to numerous destinations.

### ON THE GROUND FLOOR

UPVC double glazed entrance door opening into:-

### ENCLOSED PORCH ENTRANCE

With built-in meter boxes and inner entrance door to:-

### ENTRANCE HALLWAY

With staircase off ascending to the first floor, central heating radiator with shelf over, hard-wearing and attractive Karndean oak effect flooring and replacement door giving access to:-

### LOUNGE/DINING ROOM

4.57m x 3.35m (15'53" x 11'50")  
With Karndean flooring extending through from the entrance hall, open

coal effect living flame gas fire set into an attractive marble surround and hearth, UPVC double glazed sliding patio doors giving access to the rear garden, two central heating radiators, one of which has a feature radiator cover, door to understairs storage cupboard and access to:-

**SHOWER ROOM/CLOAKROOM**  
Having marble effect splashboarded walls and stylish contemporary white fittings comprising low level WC with concealed cistern, wash hand basin with integrated cupboard below and mixer tap and Karndean flooring extending through from the lounge. A separate door gives access to:-

**SHOWER ENCLOSURE**  
Which features a glazed door giving access and modern dual head shower unit.

**RE-FITTED KITCHEN**  
2.74m x 2.13m max (9'12" x 7'24" max)  
Being stylishly equipped with grey finished coordinating base cupboards, drawers and wall cabinets having granite effect worktops over with matching upstand, inset white enamel sink unit with mixer tap and a fully fitted range of integrated appliances comprising induction hob with

extractor hood over and fitted electric oven below, integrated fridge freezer, integrated slimline dishwasher and integrated washing machine. Karndean flooring extending through from the entrance hall and UPVC double glazed window.

### ON THE FIRST FLOOR

#### LANDING

With access trap to the roof space, built-in airing cupboard housing the gas fired boiler and attractive replacement doors radiating to:-

#### BEDROOM ONE (FRONT)

3.35m x 3.35m max (11'59" x 11'46" max)

- to rear of fitted wardrobes.  
Having a range of fitted wardrobes together with built-in storage cupboard over the stair bulkhead, UPVC double glazed window and central heating radiator.

#### BEDROOM TWO (REAR)

3.35m x 2.79m (11'54" x 9'02")

With UPVC double glazed window and central heating radiator.

#### BATHROOM

Being partly ceramic tiled with three piece white suite comprising low level

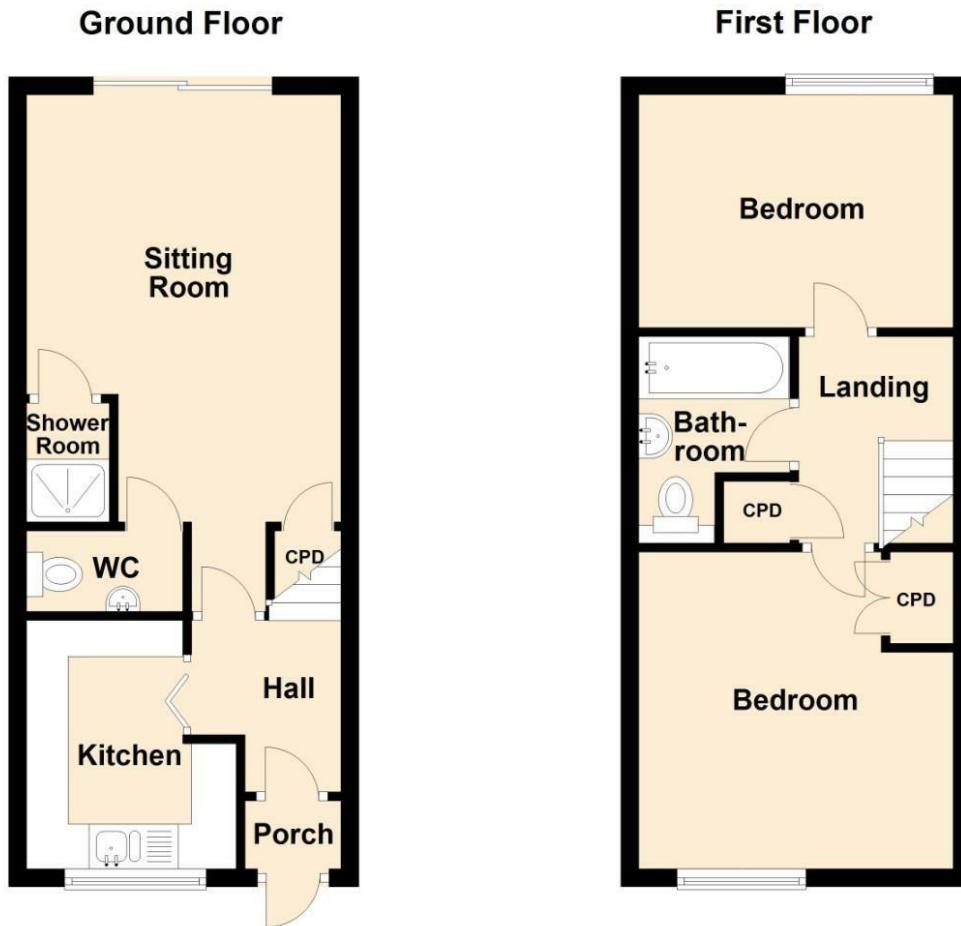
### Features

Mews Style Terrace House  
Beautifully Presented  
Lounge/Dining Room  
Re-fitted and Integrated Kitchen  
Ground Floor Shower Room  
Two Bedrooms  
Bathroom  
Attractive Gardens





## Floorplan



## Contact us

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## Visit us

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## General Information

### Tenure

Freehold

### Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band B - Warwick District Council



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		