



Connells

Chandlers Road
Whitnash Leamington Spa



Property Description

Nestled in a popular residential area of Leamington Spa, this detached bungalow is offered to the market with no onward chain and provides excellent potential for a range of buyers.

To the front, a generous driveway offers ample off-road parking, leading to a garden space at the end. Side access takes you directly into the breakfast kitchen, perfect for modern-day living. A central hallway gives access to a spacious double bedroom with built-in wardrobes, and a contemporary shower room.

To the rear of the property, you'll find a bright and airy lounge/diner featuring an electric fireplace and a door leading into the conservatory, which enjoys views of and access to the private rear garden. The garden is mainly laid to lawn, with a paved patio area ideal for outdoor dining and entertaining.

This lovely home offers a peaceful lifestyle within easy reach of the town centre, local shops, and transport links.

Approach

Via a Bloc paved driveway allowing access to the garage and side gate leading to garden and a side door leading to the kitchen

Kitchen Breakfast

8' 7" x 17' 5" (2.62m x 5.31m)

Fitted with wall and base mounted units with complimentary work surfaces over, cupboard housing the boiler, one and half bowl sink and drainer, radiator, window to the front and side elevation and a door from the driveway.

Hallway

Having doors leading to the bedroom, shower room and lounge.

Bedroom

17' 9" max x 8' 8" max (5.41m max x 2.64m max)

Having carpets, wardrobes, radiator and window to the front elevation.

Shower Room

Having shower cubicle, wash hand basin with vanity unit, low level W/C and a window to the side elevation.

Lounge diner

13' 4" x 20' Max (4.06m x 6.10m Max)

Having carpets, television point, electric fire place, two radiators, large window to the rear elevation and sliding doors to the conservatory.

Conservatory

17' 11" x 6' 9" (5.46m x 2.06m)

Having UPVC windows, carpets and a door leading to the rear elevation.

To The Outside

The rear garden is accessed from the conservatory being mainly laid to lawn with beautiful mature shrubs and having a paved patio area being perfect for external dining, there is fence panels too the borders and a gate allowing side access

Garage

20' 3" x 8' 1" (6.17m x 2.46m)

Having power and lighting with an up and over door.

Agent's Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.





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.focalagent.com

To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: D Council Tax
 Band: D

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Tenure: Freehold



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