



Connells
FOR SALE

Connells

Antony Gardner Crescent
Whitnash Leamington Spa

Antony Gardner Crescent Whitnash Leamington Spa CV31 2TQ

for sale offers in excess of
£300,000



Property Description

Located in a popular and sought-after area of Whitnash, Leamington Spa, this well-presented semi-detached home, offered for sale with no onward chain, provides comfortable and practical living, ideal for first-time buyers, downsizers or investors alike.

The property is approached via a driveway to the front, providing off-road parking, alongside a front garden and access to the garage. A front door opens into a welcoming entrance hallway, with stairs rising to the first floor and access to the main living accommodation.

To the front of the property is a bright and inviting sitting room, featuring a window overlooking the front aspect and a useful under-stairs storage cupboard. A door leads through to the kitchen diner, which offers a sociable space for everyday living and dining, and benefits from patio doors opening directly onto the rear garden, allowing plenty of natural light.

To the first floor, the property offers two well-proportioned bedrooms, with bedroom one benefitting from fitted wardrobes, along with a family bathroom.

Outside, the rear garden is low maintenance, mainly laid to lawn with a paved patio area, ideal for outdoor seating and entertaining. A door provides direct access into the garage, adding to the practicality of the home.

Approach

Via a tarmac driveway allowing access to the garage and a door which leads into the entrance hallway.

Entrance Hallway

With stairs rising to the first floor, a radiator and a door leading through to the lounge.

Lounge

11' 2" x 13' 7" (3.40m x 4.14m)

Spacious, light and airy consisting of a gas feature fire place, a built-in storage cupboard, a radiator. double glazed window to front elevation and a door leading through to the kitchen diner.

Kitchen/Diner

14' 5" x 9' 2" (4.39m x 2.79m)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Integrated appliances include; an electric oven, gas hob with cooker hood over and a washing machine, whilst providing space for a fridge/freezer. Housing the gas central heating boiler and comprising a radiator, a double glazed window to rear elevation and a sliding door leading to the garden.

First Floor

Landing

The stairs lead from the hallway. There is a built-in cupboard housing the hot water tank and access to the loft.

Bedroom One

14' 6" max x 9' 5" max (4.42m max x 2.87m max)

Double bedroom benefitting from a built-in wardrobes and additional built-in cupboard, a radiator and a double glazed window to front elevation.

Bedroom Two

8' 1" x 11' 4" (2.46m x 3.45m)

Double bedroom having a radiator and a double glazed windows to rear elevation.

Bathroom

Three piece suite fitted with a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls and a radiator.

Outside

Rear Garden

Accessed from the dining area onto a paved patio area, the rest is laid to lawn with fence panels to the borders and a door which leads through to the garage.

Parking

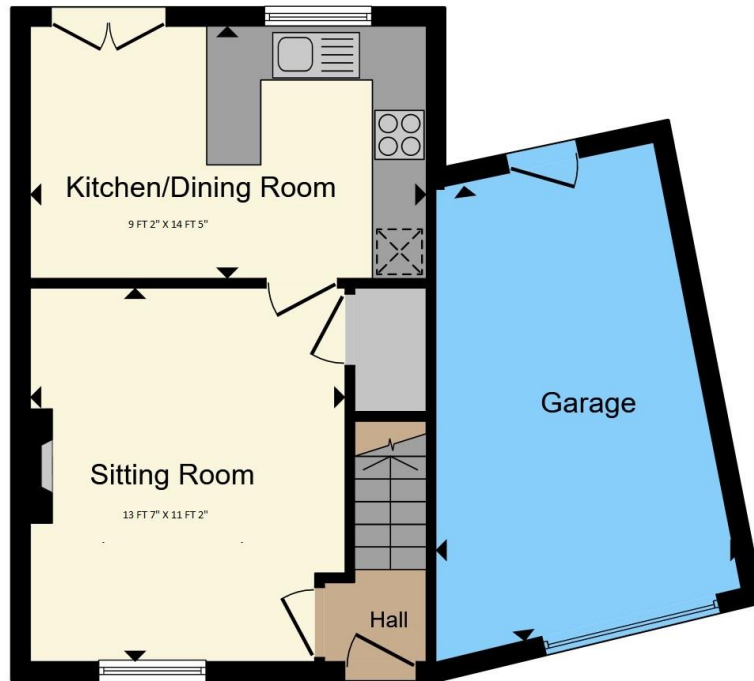
Driveway providing parking for one car.

Garage

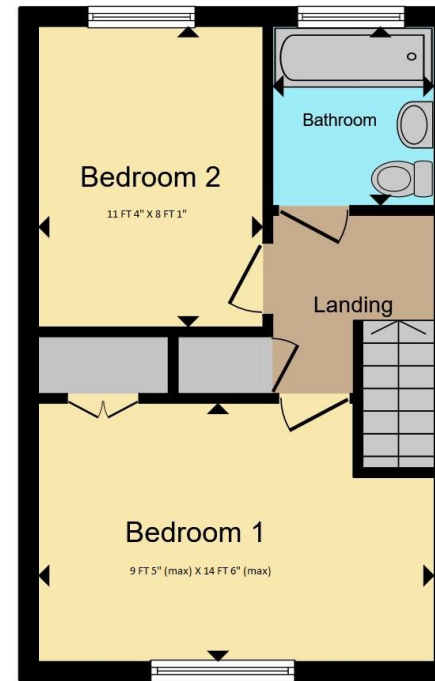
Connells advise an internal inspection of the garage is yet to be carried out. Having an up and over door and a door leading to the garden.







Ground Floor



First Floor

Total floor area 78.0 m² (839 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



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: C

Tenure: Freehold

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