



**68 Coppice Road**

Leamington Spa **CV31 2JB**

Guide Price £375,000



# 68 Coppice Road

## Whitnash

We are delighted to bring to the open market a 1970's three bedroomed semi-detached family home set in an ideal location in Whitnash. An ideal choice for families and young couples. the property is positioned within easy access to local shops, schools and amenities. In brief the property comprises of a porch, entrance hall, lounge, kitchen with built-in appliances, dining room and a ground floor shower room.

To the first floor there are three generously sized bedrooms, a shower room and loft access. Externally there is a low maintenance rear garden and a driveway to the front providing off-road parking and a single garage. The property has scope to extend further to the rear elevation (STPP).

The property is being sold with no onward chain.

### LOCATION

Coppice Road lies within the heart of Whitnash, a little over two miles south of central Leamington Spa. This is a popular and well established residential area, well catered for with its own range of amenities including well thought of local schools, shops, social facilities and public transport services. There is easy local access available to the town centre along with local road links to neighbouring towns and centres along with the Midland motorway network, notably the M40, with Leamington Spa railway station providing regular commuter rail links.

### PORCH

A light porch way which has double glazed frosted windows, tiled flooring, lighting and a front door.

### ENTRANCE HALL

Having a gas central heating radiator, stairs leading to the first floor and a door to the:

### LOUNGE

4.49m x 3.85m (14'8" x 12'7")

A spacious lounge which has a gas central heating radiator, gas feature fireplace, double glazed window to the front elevation and space for lounge furniture.

### KITCHEN

4.78m x 2.50m (15'8" x 8'2")

A beautifully presented kitchen which in brief comprises of worktop surfaces, ample cupboard space, sink unit, part tiled walls, gas central heating radiator and having double glazed windows to the rear elevation. The kitchen also benefits from built-in appliances such as a four ring gas hob, extractor fan above, double oven unit, dishwasher, under counter fridge and a washing machine.

### DINING ROOM

5.23m x 2.17m (17'1" x 7'1")

Having space for dining room furniture, gas central heating radiator, a double glazed window to the side elevation and a door leading to the:

### GROUND FLOOR SHOWER ROOM

2.38m x 2.15m (7'9" x 7'0")

A great benefit to this family home is the ground floor shower room. Having a low level W/C, sink unit, fully tiled walls, shower cubicle, gas central heating radiator and a double glazed frosted window to the rear elevation.

### FIRST FLOOR LANDING

Having doors leading to adjacent rooms and loft access.

### BEDROOM ONE

3.39m x 3.02m (11'1" x 9'10")

Having a double glazed window to the rear elevation, gas central heating radiator, built in wardrobes and space for bedroom furniture.

### BEDROOM TWO

3.67m x 2.55m (12'0" x 8'4")

Having a double glazed window to the front elevation, gas central heating radiator, built-in wardrobes and space for bedroom furniture.

### BEDROOM THREE

2.56m x 2.21m (8'4" x 7'3")

Having a double glazed window to the front elevation, gas central heating radiator, a storage cupboard and space for bedroom furniture.

## Features

Popular and Convenient Location

Parking and Garage

No Onward Chain

Extended To The Rear

Three Bedrooms

Ground Floor Shower Room

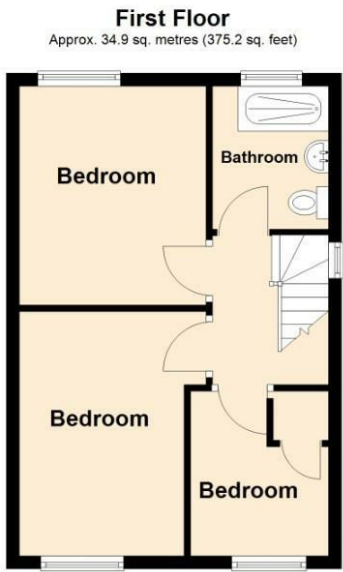
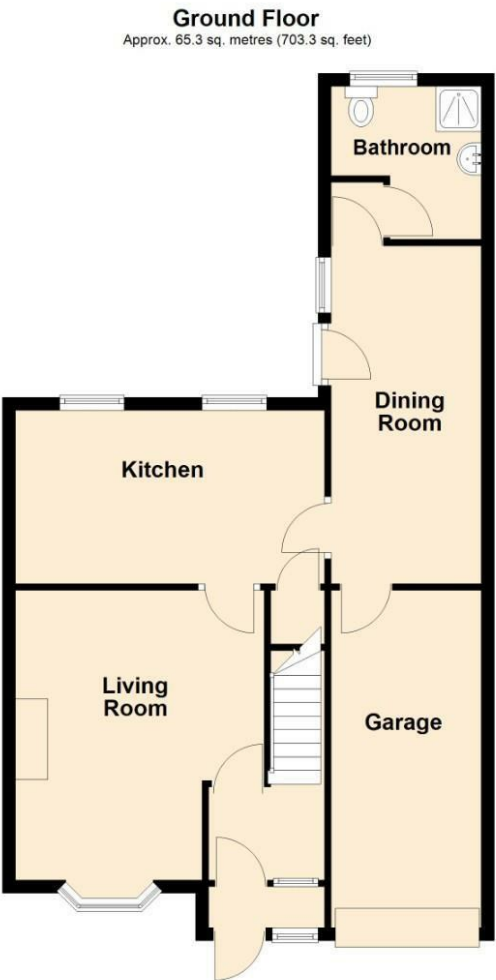
Kitchen With Built In Appliances

Great School Catchment Area





Floorplan



Total area: approx. 100.2 sq. metres (1078.5 sq. feet)

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 C - Warwick District Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	71
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC