



Connells

Coppice Road
Whitnash Leamington Spa

Coppice Road Whitnash Leamington Spa CV31 2JB

for sale offers over
£260,000



Property Description

Ideally located within the sought after area of Whitnash is this two double bedroom end terrace home. The property would make an excellent first time purchase or investment and offers spacious accommodation throughout beginning with welcoming entrance hallway, kitchen and open plan lounge dining room. To the first floor there are two double bedrooms and the family bathroom.

Externally the property benefits from a landscape rear garden and garage en-bloc.

Approach

The property is set back from the road behind the landscaped fore garden with a pathway to the front entrance.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and doors to the lounge and kitchen.

Kitchen

6' 5" x 9' (1.96m x 2.74m)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an electric oven, gas hob with cooker hood over with space for a washing machine and space for a fridge/freezer. Including a double

glazed window to front elevation.

Lounge Dining Room

18' 9" x 11' 6" (5.71m x 3.51m)

Generously sized, light and airy lounge including a television point, an understairs storage cupboard and sliding patio doors leading to the garden.

First Floor

Landing

The stairs lead from the hallway. Having an airing cupboard housing the hot water tank and doors to both bedrooms and the shower room.

Bedroom One

9' 5" x 11' 5" (2.87m x 3.48m)

Double bedroom incorporating two fitted wardrobes one with sliding mirrored doors, a cupboard over the stair bulkhead and a double glazed window front elevation.

Bedroom Two

9' 1" x 11' 7" (2.77m x 3.53m)

Double bedroom with laminate flooring and a double glazed window to rear elevation.

Shower Room

Fitted with a three piece suite comprising a wash hand basin with vanity unit, corner shower cubicle and a low level W/C. Having

fully tiled walls and a double glazed window to side elevation.

Outside

Garden

Well-maintained rear garden being mainly laid to patio and decking.

Garage

Garage en-bloc situated to the rear of the property. Connells advise an internal inspection of the garage is yet to be carried out.

Agent's Note

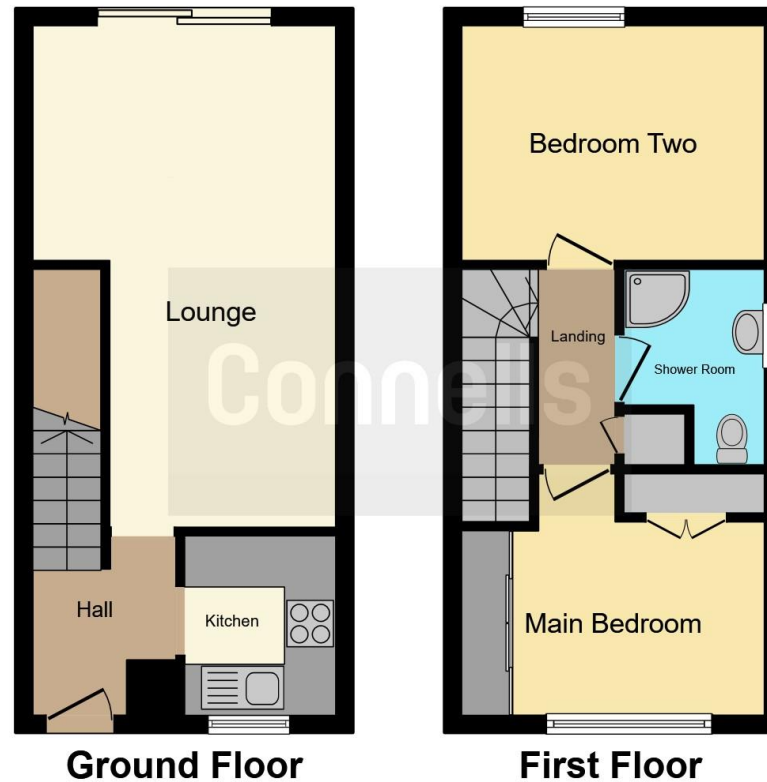
Connells advise the heating system for this property is air vent heating.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







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

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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