



Burrows Close, Whitnash

LEAMINGTON SPA, CV31 2RG

Nathaniel Cleaver

The **Leamington Spa** Property Expert





**VERY UNIQUE & QUIRKY EXTENDED
FAMILY RESIDENCE THAT OFFERS
VERSATILE LIVING SPACE.**

Property at a glance

End terrace home

Three double bedrooms

Open plan living / dining / integrated kitchen

Double storey vaulted side extension

White double shower room

Powered by air to air source heat pump, MVHR and air conditioning unit

Enclosed rear garden with patio area

Driveway parking for two & single garage en bloc

Popular Location

Close to all local amenities, schools, parks etc.

EPC Rating – TBC





An extended three double bedroom end terraced property set in the popular area of Whitnash with driveway parking and single garage.

This home is in a perfect location for school catchments, local amenities, all major transport links, the train station and nice parks and dog walks.

In brief the ground floor consists of; large welcoming entrance hallway, open plan living / dining / integrated kitchen with high vaulted ceiling and sky light. There is a study area, downstairs WC and the third double bedroom.

Upstairs you have two further double bedrooms and a white double shower room.

To the rear is a well presented enclosed garden with side access and views over the school playing field, the garden is a sun trap and ideal for family BBQ's and parties.

To the front of the property is driveway parking and to the side a single garage en bloc with parking in front.

Further benefits are the fact it is powered by an air to air source heat pump, this provides 4KW of energy from 1KW of electric, it also has MVHR (mechanical ventilation heat recovery), air conditioning, EV charging point and it is double glazed throughout. It is also close to all local amenities and schools and parks.

CALL NOW TO VIEW!

“For me this is a fantastic sized home with a very high specification heating / air conditioning system.”



The Seller's View

"We love the open plan extended living area, it is so light and airy and the sun literally beams throughout the whole of this area"



"Our favourite part – Open plan extended living area"

Services

Main water, gas and electric.

Tenure

Freehold.

Local Authority & Tax Band

Warwick District Council

Tax band - C

EPC - TBC

Viewing Arrangements

Viewing strictly by appointment with sole agent
Nathaniel Cleaver - 07793 363210.

nathaniel@thepropertyexperts.co.uk

Property & Services information:

Mobile Coverage: 4G coverage is available in the

area - please check with your provider

Broadband Availability: Broadband is available in

the area via Open Reach ultra fast fibre optic

50MB average download speed.

Utilities: Mains gas, electricity, mains water are
connected.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

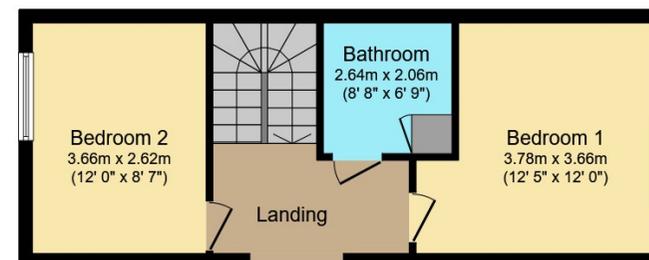
Amenities/Distances

The property is close to all local amenities,
shops, schools, medical centre and parks as well
as all transport links..



Ground Floor

Floor area 54.8 sq.m. (590 sq.ft.)



First Floor

Floor area 36.3 sq.m. (390 sq.ft.)

Total floor area: 91.1 sq.m. (980 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A buyer must rely upon its own inspection(s). Powered by www.Propertybox.in

AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

TBC

About the Area

Whitnash

Whitnash is a town and civil parish located southeast of, and contiguous with Leamington Spa and Warwick in Warwickshire, England. In 2001, it had a population of 7,760 which increased to 9,129 in the 2011 census, increasing again to 10,489 in the 2021 census.



Leamington Spa

Leamington Spa is a town in central England. Set on the winding River Leam, it's known for its Regency architecture and broad boulevards. The colonnaded Royal Pump Rooms, a 19th-century bathhouse, now houses the Leamington Spa Art Gallery and Museum. It includes a local history gallery and an original hammam, or cooling room. Jephson Gardens is a park with formal flowerbeds and a glasshouse for tropical plants.



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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

So pleased that I chose The Property Experts to market the sale of my apartment in Leamington Spa. The customer service I received from Nathaniel Cleaver was warm and professional. The pictures and video of my property was absolutely stunning, showcasing the unique features of this period apartment .

From the very beginning, Nathaniel was very proactive using his expertise and knowledge to contact interested buyers. I was kept fully updated when a viewing was to take place, and prospective buyers comments were passed to me after each viewing.

The whole process went very smoothly, and I was confident that Nathaniel would find me a suitable buyer. He is very helpful, diligent, and cares about his customers .

Most importantly when an offer was made on my apartment the procedure from offer, to Exchange and completion of contracts was amazingly swift which for me was so stress free and a positive experience. I would highly recommend Nathaniel and The Property Experts.



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