



Connells

Morse Road
Whitnash Leamington Spa

Morse Road Whitnash Leamington Spa CV31 2LH

for sale
£250,000



Property Description

Situated in the highly sought-after area of Whitnash, this well-presented two double bedroom terraced home would make an ideal first-time purchase or investment opportunity.

Offering generous living space throughout, the accommodation briefly comprises a welcoming entrance hallway, a spacious breakfast kitchen, comfortable lounge and a bright conservatory overlooking the rear garden.

To the first floor, there are two well-proportioned double bedrooms and a family bathroom.

Externally, the property benefits from a driveway providing off-road parking, a private rear garden perfect for relaxing or entertaining, and a garage located en-bloc.

Ideally suited to first-time buyers, young families and investors alike, the property is conveniently positioned close to a range of highly regarded local schools, including St Joseph's Catholic Primary School, St Margaret's CofE Junior School and Whitnash Primary School. With excellent local amenities, well-connected transport links and Leamington Spa just a short distance away, this property is perfectly positioned for modern living.

Approach

Located on a quiet cul-de-sac and set back from the road behind the driveway with a pathway to the front entrance.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor. Comprising a radiator and doors to breakfast kitchen.

Breakfast Kitchen

8' 4" max x 17' 2" (2.54m max x 5.23m)

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 and gas hob with cooker hood over, whilst providing space for a washing machine, space for a tumble dryer and space for a fridge/freezer. Comprising a radiator, an understairs storage cupboard, a double glazed window to front elevation and Bi-fold doors leading to the lounge.

Lounge

12' 11" x 11' 4" (3.94m x 3.45m)

Spacious, light and airy lounge having an electric feature fire place, a radiator and French doors leading to the conservatory.

Conservatory

9' 9" x 7' 1" (2.97m x 2.16m)

Having UPVC construction, a radiator and a double glazed window to rear elevation and a French door to the garden.

First Floor

Landing

The stairs lead from the hallway. Comprising a built-in cupboard and doors to both bedrooms and the family bathroom.

Bedroom One

9' 3" to wardrobe x 10' 11" (2.82m to wardrobe x 3.33m)

Double bedroom having fitted wardrobes, a radiator, laminate flooring and a double glazed window to front elevation.

Bedroom Two

12' 4" max into alcove x 11' 4" (3.76m max into alcove x 3.45m)

Double bedroom having a radiator, laminate flooring and a double glazed window to rear elevation.

Bathroom

Three piece suite fitted with a wash hand basin and vanity unit, a bath with mixer taps and shower over and a low level W/C. Having fully tiled walls and a heated towel rail.

Outside

Rear Garden

Beautifully landscaped garden, being mainly laid to astro turf and fence enclosed. Comprising a patio area, gated rear access and access to the garage.

Parking

Driveway providing off road parking for one car.

Garage En Bloc

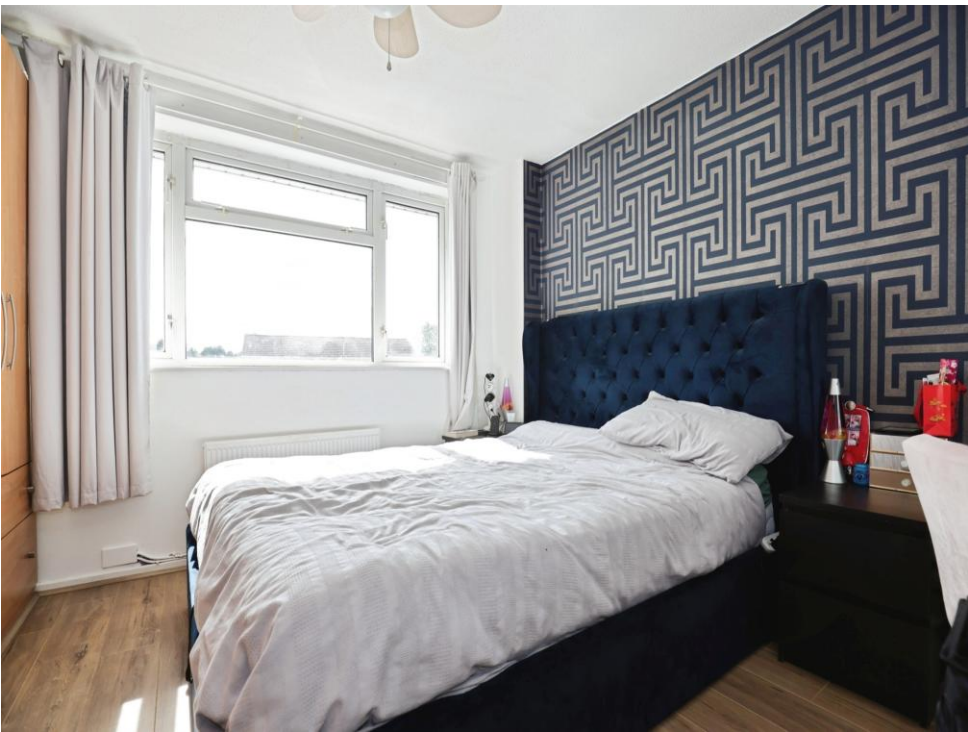
16' x 7' 8" (4.88m x 2.34m)

Single garage en bloc located to the rear of the property.

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

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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