



Connells

Verdun Close
Whitnash Leamington Spa

Verdun Close Whitnash Leamington Spa CV31 2LR

for sale offers over
£290,000



Property Description

This well-presented three-bedroom mid-terrace family home offers spacious and versatile accommodation, ideal for first-time buyers, growing families, or investors alike.

The property is approached via a driveway providing off-road parking and leading to the entrance porch. Upon entering, you are welcomed into a bright and spacious lounge, which flows seamlessly into the dining area, creating an excellent space for both relaxation and entertaining. The dining area provides access to the conservatory, which overlooks the rear garden and offers additional living space. The kitchen is fitted with a range of units and completes the ground floor accommodation.

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

Externally, the property benefits from a well-maintained rear garden, providing an ideal space for outdoor enjoyment, with the added advantage of rear access. To the front, there is a driveway providing off-road parking and access to the garage.

Approach

Having a bloc paved driveway to the front, giving access to the garage and a door leading into the entrance porch.

Entrance Porch

Welcoming entrance porch having a door leading into the lounge.

Lounge

Spacious, light and airy lounge consisting of an electric fire place, a radiator, a double glazed window to front elevation, an archway to the dining room and stairs rising to the first floor.

Dining Room

With carpets, radiator and a door leading into the conservatory and kitchen.

Kitchen

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. Providing space for white goods and housing the gas central heating boiler. Comprising a larder, a double glazed window to rear elevation and a door leading to the garden.

Conservatory

UPVC construction with French doors leading to the garden.

First Floor

Landing

The stairs lead from the lounge, There is an

airing cupboard, access to the part-boarded loft via a hatch and doors to all bedrooms and the family bathroom.

Bedroom One

Double bedroom benefitting from a built-in storage cupboard, a radiator and a double glazed window to rear elevation.

Bedroom Two

Double bedroom having a radiator and a double glazed window to front elevation.

Bedroom Three

With a radiator and a double glazed window to front elevation.

Bathroom

Three piece suite fitted with a wash hand basin, bath with shower over and a low level W/C. Having a heated towel rail, partly tiled walls and a double glazed window to rear elevation.

Outside

Rear Garden

Beautifully maintained, West-facing garden, being mainly laid to lawn and fence enclosed. With a shed, patio area and gated rear access.

Parking

Driveway providing off road parking for two cars.

Garage

Single garage having power, light and an up and over door.

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.

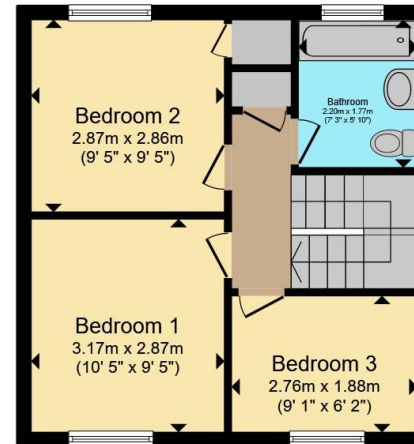








Ground Floor



First Floor

Total floor area 79.3 m² (854 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

Connells

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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

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