67, Heathcote Road, Whitnash, Leamington Spa

An extended and recently refurbished three-bedroom end-terrace property offering spacious and well-presented accommodation.

Heathcote Road

The property comprises an entrance hall, living room, study, utility/cloakroom, and a large open-plan kitchen/dining room. To the first floor are three bedrooms, with the principal bedroom benefiting from an en-suite, together with a family bathroom. Outside, there is a good-sized rear garden and off-road parking. The agents highly recommend an internal viewing.

In detail the property comprises:-

Entrance Hall

Via front entrance door, wall-mounted radiator, and stairs rising to the first floor.

Living Room

13'6" into bay x 10'8" (4.13m into bay x 3.27m)
Double-glazed bay window to the front aspect, wall-mounted radiator, and feature fireplace with electric flame-effect fire.

Open Plan Kitchen/Dining Room

28'6" max x 14'4" max (8.69 max x 4.37 max)
Fitted with a range of eye-level and base units with work surfaces. Integrated oven with gas hob and canopy extractor hood over, integrated dishwasher, and integrated fridge/freezer. There are two wall-mounted radiators, a single-drainer sink unit with mixer tap, and an understairs storage cupboard.

Utility/Cloakroom

8'7" x 7'6" (2.63m x 2.31m)
Double-glazed window to the side aspect, work surfaces, plumbing for a washing machine, low-level WC, inset wash hand basin with cupboard below, and heated towel rail.

Study

7'6" x 7'3" (2.31m x 2.23m)
Double-glazed window to the rear aspect and wall-mounted radiator.

First Floor Landing

Bedroom One

11'10" x 10'0" (3.63m x 3.07m)
Double-glazed window to the side aspect, wall-mounted radiator, and door to the en-suite.

En-Suite

Shower cubicle with fitted shower unit, inset wash hand basin with cupboard below, low-level WC, double-glazed window to the rear aspect, heated towel rail, extractor fan, and part-tiled walls.

Bedroom Two

11'5" x 9'1" (3.50m x 2.77m)
Double-glazed window to the front aspect and wall-mounted radiator.

Bedroom Three
10'10" x 7'9" m max (3.31m x 2.38 m max)
Double-glazed window to the rear aspect and wall-mounted radiator.

Bathroom/WC
8'4" x 5'6" (2.55m x 1.69m)
Bath with shower over and glass shower screen, inset wash hand basin with drawers below, low-level WC, heated towel rail, part-tiled walls, and double-glazed window to the front aspect.

Rear Garden
Paved patio area with additional decking, further patio area to the side, mainly laid to lawn, outside lighting, and gated side access.

Front Garden
Driveway providing off-road parking and gated side access to the rear garden.

Partial Garage
Small garage with electric roller door, power, and lighting, providing additional storage space.

Mobile Phone Coverage
A good outdoor mobile signal is available in the area. We advise you to check coverage with your provider. (Checked via Ofcom, 2026.)

Broadband Availability
Standard, Superfast, and Ultrafast broadband are available in the area. We advise you to check availability with your current provider. (Checked via Ofcom, 2026.)

Rights of Way & Covenants
The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Tenure
The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

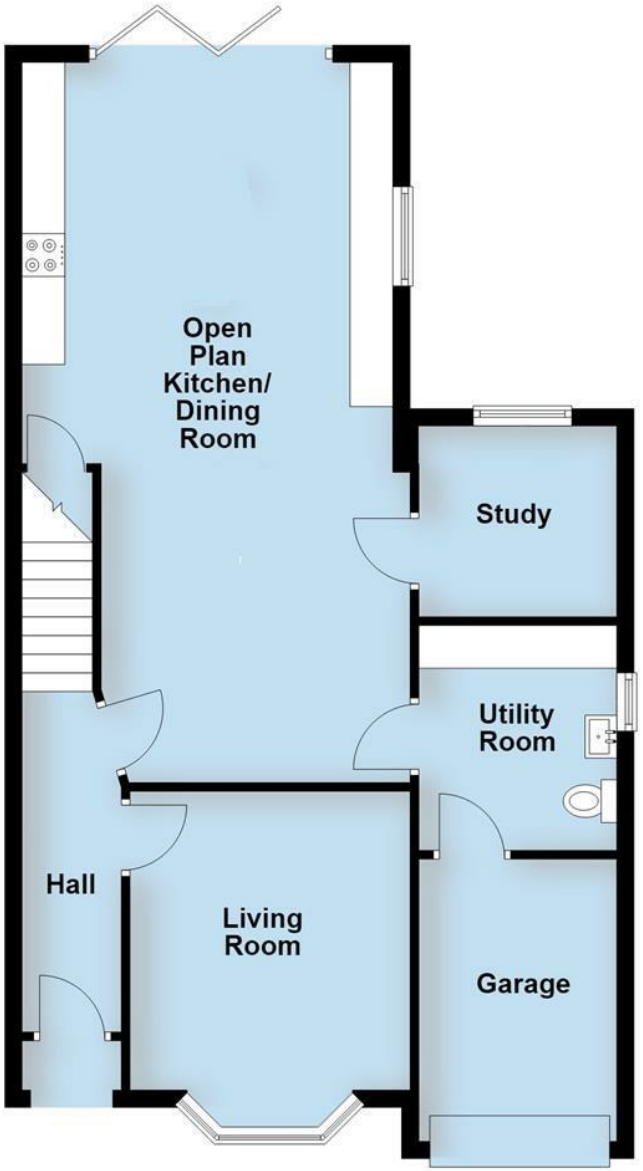
Services
All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax
Council Tax Band C.

Location
CV31 2NE

Ground Floor

Approx. 73.8 sq. metres (794.5 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.7 sq. feet)

Total area: approx. 117.4 sq. metres (1263.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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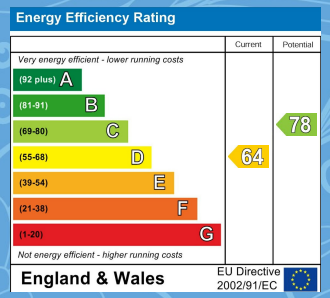

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

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