



18 Bolyfant Crescent, Whitnash

Leamington Spa

Guide Price **£320,000**





18 Bolyfant Crescent

Whitnash, Leamington Spa

Well-presented two-bedroom semi in Whitnash with extended living space, modern kitchen, landscaped garden, garage, and driveway parking for two. Ideal for first-time buyers. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Semi-detached home, beautifully maintained and offering a genuine turn-key finish
- Two double bedrooms
- Situated in a sought-after Whitnash location, close to excellent local amenities
- Private landscaped rear garden
- Garage plus driveway parking for two vehicles parked in tandem
- Ideal home for first-time buyers



Living Room

17' 1" x 10' 10" (5.20m x 3.30m)

Dining Area

10' 10" x 8' 6" (3.30m x 2.60m)

Kitchen

10' 10" x 10' 10" (3.30m x 3.30m)

Bedroom 1

10' 10" x 10' 6" (3.30m x 3.20m)

Bedroom 2

10' 10" x 7' 10" (3.30m x 2.40m)

Bathroom

7' 10" x 6' 3" (2.40m x 1.90m)





GARDEN

GARAGE

Single Garage

OFF STREET

1 Parking Space

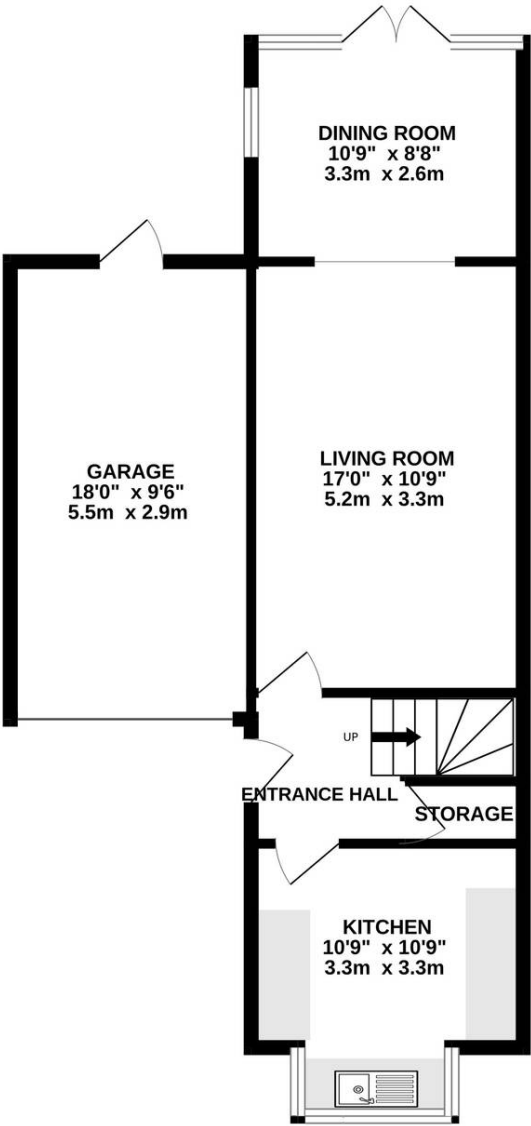
DRIVEWAY

2 Parking Spaces

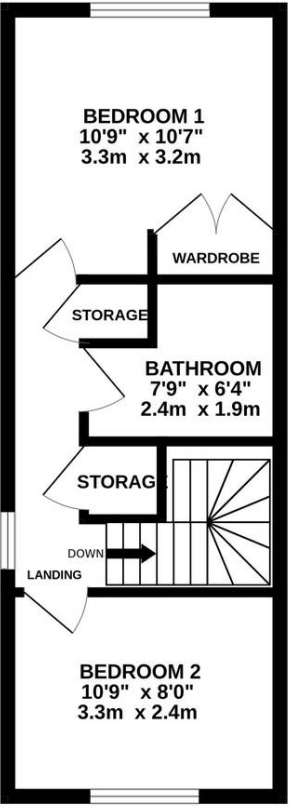




GROUND FLOOR
611 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA: 942 sq.ft. (87.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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