



**12 Chandlers Road**

Leamington Spa **CV31 2LL**

Guide Price £275,000



# 12 Chandlers Road

## Whitnash

\*\*\*UNDER OFFER\*\*\* Being attractively positioned within a cul-de-sac, this bungalow is offered for sale with the benefit of no onward chain and offers accommodation with excellent scope and potential for future up-dating and re-decoration.

The property in brief comprises of a porch, entrance hall way, spacious lounge, two bedrooms and a shower room. There is a front and rear enclosed / private garden with a lean to and off-road parking / car port for multiple cars. This property is going through probate and any buyer would need to wait for that to be granted before exchanging and completing.

An internal viewing is strongly advised.

### Features

Semi-Detached Bungalow

Double Glazed & Gas Combination Boiler

Two Double Bedrooms

In Need Of Modernisation

Off-Road Parking

No Onward Chain

Popular Location

EPC Rating D



### LOCATION

Whitnash is a popular and well established residential location with Chandlers Road lying around two miles south of central Leamington Spa. Whitnash itself offers a comprehensive range of day-to-day amenities including shops, schools and public transport services with easy access available to town centre amenities along with road links to neighbouring centres and links to the Midland motorway network. Leamington Spa railway station offers regular rail links to London and Birmingham amongst other destinations.

### ALL ON THE GROUND FLOOR

#### PORCH

Having double glazed frosted windows to the side and front elevation, door leading into the:-

#### ENTRANCE HALLWAY

Having a storage cupboard, access to the kitchen and door leading into the:-

#### LOUNGE

5.47m x 3.28m (17'11" x 10'9")

Briefly comprising of a gas central heating radiator, double glazed window to the front elevation, electric feature fireplace and space for lounge furniture.

#### KITCHEN

3.20m x 2.71m (10'5" x 8'10")

Having a double glazed window to the side elevation, worktop surfaces, sink unit, part tiled walls, cupboards and space for white goods.

#### BEDROOM ONE

4.05m x 2.69m (13'3" x 8'9")

Having gas central heating radiator, double glazed window to the rear elevation, built-in wardrobes and space for bedroom furniture.

#### BEDROOM TWO

2.90m x 2.72m (9'6" x 8'11")

Having gas central heating radiator, sliding doors to the rear garden and space for bedroom furniture.

#### SHOWER ROOM

1.94m x 1.69m (6'4" x 5'6")

A nicely presented shower room which in brief comprises of a low level WC, sink unit, shower cubicle, heated towel rail, tiling to walls and floor and frosted double glazed window to the side elevation.

#### LEAN-TO

This area is great for storage which has lighting and power.

#### OUTSIDE

#### FRONT

Having off-road parking and a lawn area.

#### REAR GARDEN

Having a patio area, mainly laid to lawn, two sheds and has the possibility of extending, subject to relevant planning permission.

#### TENURE

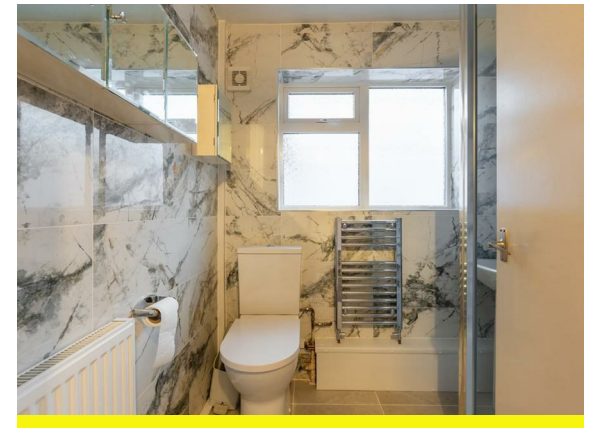
Freehold

#### DIRECTIONS

Postcode for sat-nav - CV31 2LL







Floorplan



Total area: approx. 88.3 sq. metres (950.8 sq. feet)

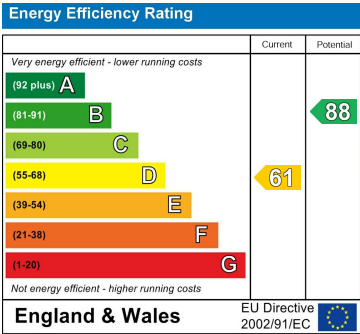
General Information

Tenure  
Freehold

Fixtures & Fittings  
Specifically excluded unless mentioned in these sales particulars.

Services  
We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax  
Band C - Warwick District Council



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