



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.

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.

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





Floorplan

Ground Floor

Approx. 88.3 sq. metres (950.8 sq. feet)



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

Contact us

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Visit us

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Warwickshire, CV32 4LY

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General Information

Tenure

Freehold

Fixtures & Fittings

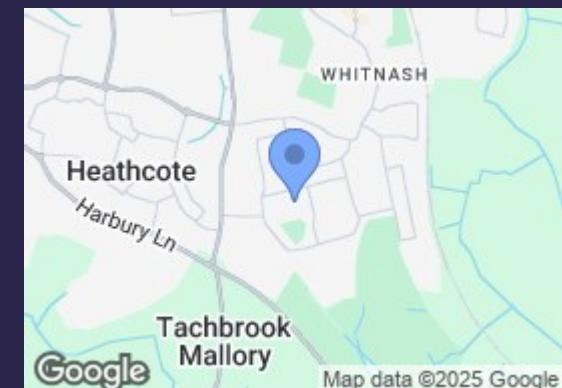
Specifically excluded unless mentioned in these sales particulars.

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	