



3 Murcott Road West
Leamington Spa **CV31 2LB**
Guide Price £360,000

3 Murcott Road West

Whitnash

Being attractively positioned in a tucked-away location, yet within the heart of Whitnash, this semi-detached family house offers gas centrally heated and UPVC double glazed accommodation. Internally there is a comfortable lounge positioned to the front of the house from which there is through access to the dining room and kitchen. On the first floor the three bedrooms are complemented by a family bathroom, whilst outside there is convenient off-road parking to the front and a charming beautifully planted garden to the rear. Overall, this is an ideal home for the young family being positioned within easy reach of amenities and well regarded schools.

LOCATION

Murcott Road West lies off Landor Road, being a no-through road within easy reach of all facilities and amenities in the heart of Whitnash. These include local shops and well thought of schools, with more comprehensive facilities and retail amenities to be found both in central Leamington and on the nearby Leamington Shopping Park. Additionally, there are good local road links available including those to neighbouring towns and centres, as well as the Midland network, notably the M40. Regular rail services operate from Leamington Spa to many destinations including London and Birmingham.

ON THE GROUND FLOOR

COVERED PORCH ENTRANCE

With inset courtesy lights and UPVC double glazed entrance door opening into:-

ENTRANCE HALLWAY

With staircase off ascending to the first floor, door to understairs storage cupboard which houses the gas and electric meters, central heating radiator, laminate flooring and 15-pane door to:-

LOUNGE

3.23m x 4.95m (10'7" x 16'3") into double glazed bay window.

With central heating radiator to the bay, fireplace with marble effect inner surround and hearth and Dimplex coal effect electric fire, cornice to ceiling and through access to:-

DINING ROOM

3.02m x 2.77m (9'11" x 9'1")

With UPVC double glazed sliding patio doors giving external access to the rear garden, ceramic tiled floor, central heating radiator and through access to:-

KITCHEN

2.79m x 1.85m (9'2" x 6'1")

Fitted with a range of panelled style units comprising base cupboards and drawers with roll edged worktops over having tiled splashbacks and inset single drainer sink unit with mixer tap, coordinating wall cabinets to one side with fitted filter hood over an inset four burner gas hob with fitted electric oven below, built-in shelved larder style cupboard, ceramic tiled floor, UPVC double glazed window and door to:-

UTILITY ROOM

4.39m x 1.93m (14'5" x 6'4")

With space and plumbing for washing machine and tumble dryer having worktop over, wall mounted wash hand basin, central heating radiator, ceramic tiled floor, Velux double glazed roof light, UPVC double glazed door giving external access to the rear garden, further sliding door to the workshop/office and door to:-

GROUND FLOOR WC

With close coupled WC, central heating radiator and obscure UPVC double glazed window.

WORKSHOP/OFFICE

4.01m x 1.80m (13'2" x 5'11")

A useful additional ground floor space suitable for a variety of uses and having UPVC double glazed window and door giving external access to the front of the house, ceramic tiled floor, Velux double glazed roof light and ceiling downlights.

ON THE FIRST FLOOR

LANDING

With access trap to the roof space, obscure UPVC double glazed window to side elevation and doors to:-

BEDROOM ONE (FRONT)

3.02m x 3.96m (9'11" x 13'0")

into UPVC double glazed bay window.

With central heating radiator to the bay and fitted double wardrobe having sliding mirrored doors fronting.

BEDROOM TWO (REAR)

3.23m x 3.15m (10'7" x 10'4")

With UPVC double glazed window to rear elevation, central heating radiator and fitted cupboard housing the Potterton Profile gas fired boiler and insulated hot water cylinder.

BEDROOM THREE (FRONT)

2.13m x 1.93m (7'0" x 6'4")

With UPVC double glazed window and central heating radiator.

BATHROOM

With ceramic tiled walls and white fittings comprising low level WC, pedestal wash hand, panelled bath with Triton electric shower unit over and glazed shower screen, obscure UPVC double glazed window and central heating radiator.

OUTSIDE

FRONT

The foregarden is largely paved allowing useful off-road parking space, to one side of which is a brick edged raised border housing a variety of shrubs and bushes and also providing a boundary to Murcott Road West itself.

REAR GARDEN

A charming rear garden which is beautifully planted and laid out with large paved patio area immediately to the rear, beyond which is a

Features

Traditional Semi-Detached House

Highly Popular Location

Lounge

Dining Room/Kitchen

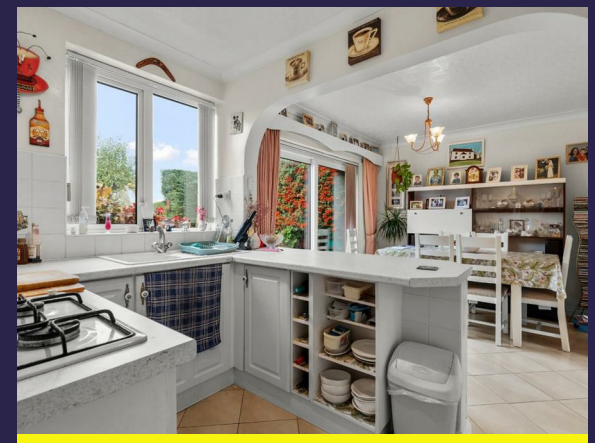
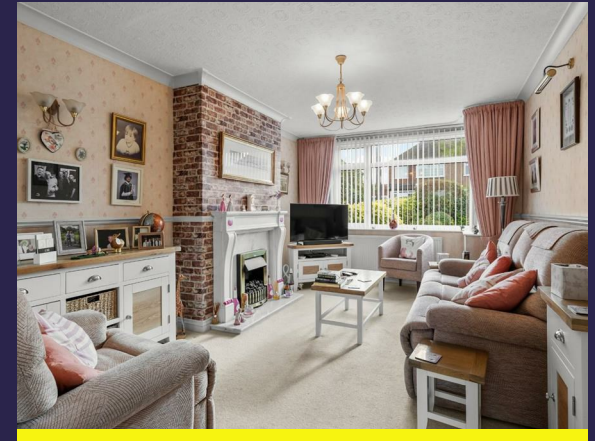
Utility and Workshop/Store

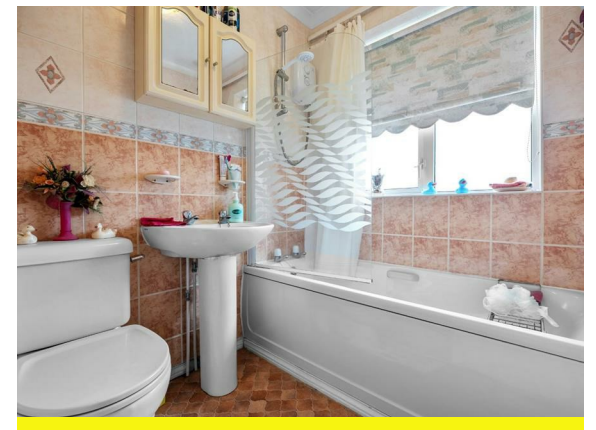
Three Bedrooms

Bathroom

Off-Road Parking

Charming Rear Garden

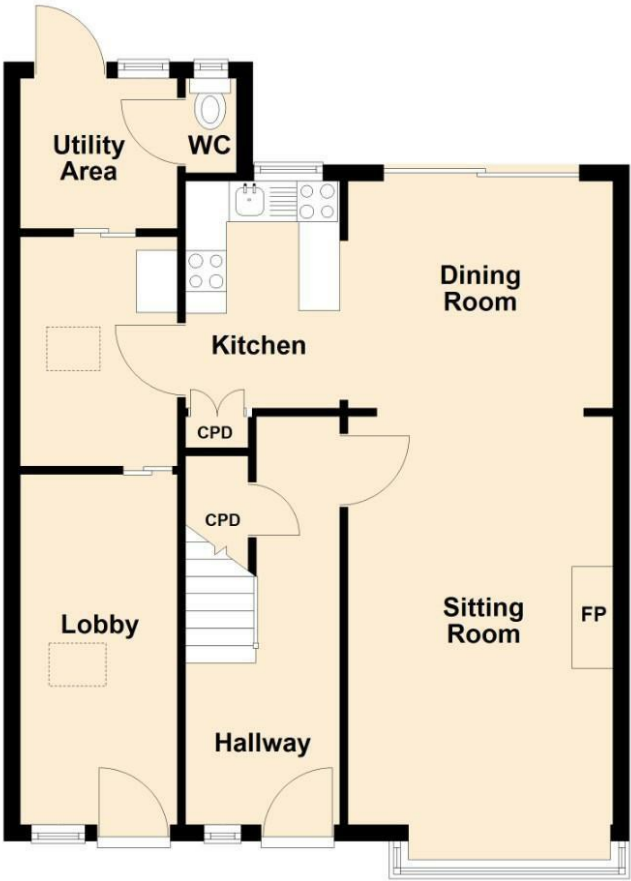




Floorplan

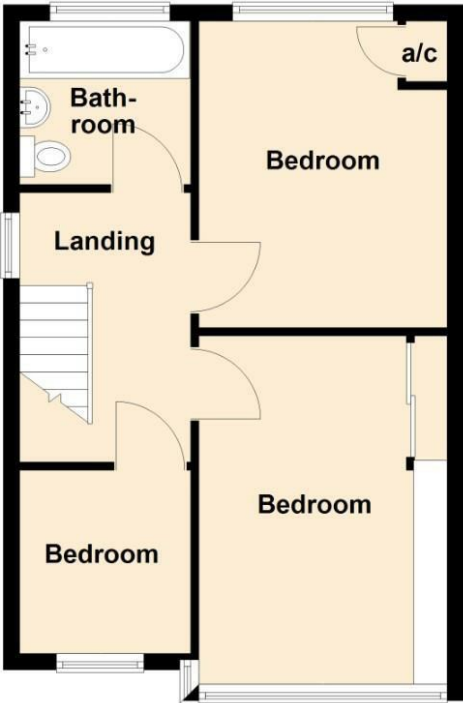
Ground Floor

Approx. 61.1 sq. metres (657.4 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.7 sq. feet)



Total area: approx. 102.8 sq. metres (1106.1 sq. feet)

General Information

Tenure
Freehold

Fixtures & Fittings

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.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band C - Warwick District Council



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