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for sale



**59 Murcott Road East**  
Leamington Spa **CV31 2JJ**  
Guide Price £300,000

# 59 Murcott Road East

## Whitnash

\*\*\*SOUGHT AFTER LOCATION\*\*\* Offered for sale with no onward chain is this spacious three bedroom semi-detached family home, located in Whitnash. The property is in need of modernisation and has potential to extend further, subject to planning permission. The property in brief comprises of an entrance hallway, lounge, kitchen, separate dining area and a ground floor cloakroom. To the first floor there are three bedrooms and a family bathroom. Outside offers a rear garden, driveway to the front and a garage.

Properties within this area rarely come on the open market for sale.

Call us today for more information or to book in a viewing.

### LOCATION

Murcott Road East lies within the heart of Whitnash, a little over two miles south of central Leamington Spa. This is a popular and well established residential area, well catered for with its own range of amenities including well thought of local schools, shops, social facilities and public transport services. There is easy local access available to the town centre along with local road links to neighbouring towns and centres along with the Midland motorway network, notably the M40, with Leamington Spa railway station providing regular commuter rail links.

### PORCH

Having a sliding double glazed door leading you into the porch area.

### ENTRANCE HALL

Having a gas central heating radiator, stairs rising to the first floor and doors leading off to adjacent rooms.

### CLOAKROOM

1.43m x 0.88m (4'8" x 2'10")  
Having a low level W/C and a single glazed frosted window to the front elevation.

### LIVING ROOM

4.88m x 3.33m (16'0" x 10'11")  
Having a gas feature fireplace, gas central heating radiator, space for lounge furniture and a sliding patio door leading out to the rear garden.

### KITCHEN / DINING ROOM

6.45m x 4.09m (21'1" x 13'5")  
The kitchen / diner has been extended to create more space and in brief has two double glazed windows to the rear elevation, a double glazed window to the front elevation, work top surfaces, cupboards, space for appliances and a wall mounted gas boiler.

### FIRST FLOOR LANDING

Having doors leading to adjacent rooms and loft access.

### BEDROOM ONE

3.97m x 2.33m (13'0" x 7'7")  
Having a double glazed window to the front elevation, gas central heating radiator and space for bedroom furniture.

### BEDROOM TWO

3.36m x 2.37m (11'0" x 7'9")  
Having a double glazed window to the rear elevation overlooking the rear garden, gas central heating radiator and space for bedroom furniture.

### BEDROOM THREE

3.08m x 2.42m (10'1" x 7'11")  
Having a double glazed window to the front elevation, gas central heating radiator and space for bedroom furniture.

### Features

- No Onward Chain
- Three Bedroom Semi-Detached Family Home
- Potential To Extend (STPP)
- Garage
- Off Road Parking
- Extended Kitchen / Dining Room
- Great School Catchment Area

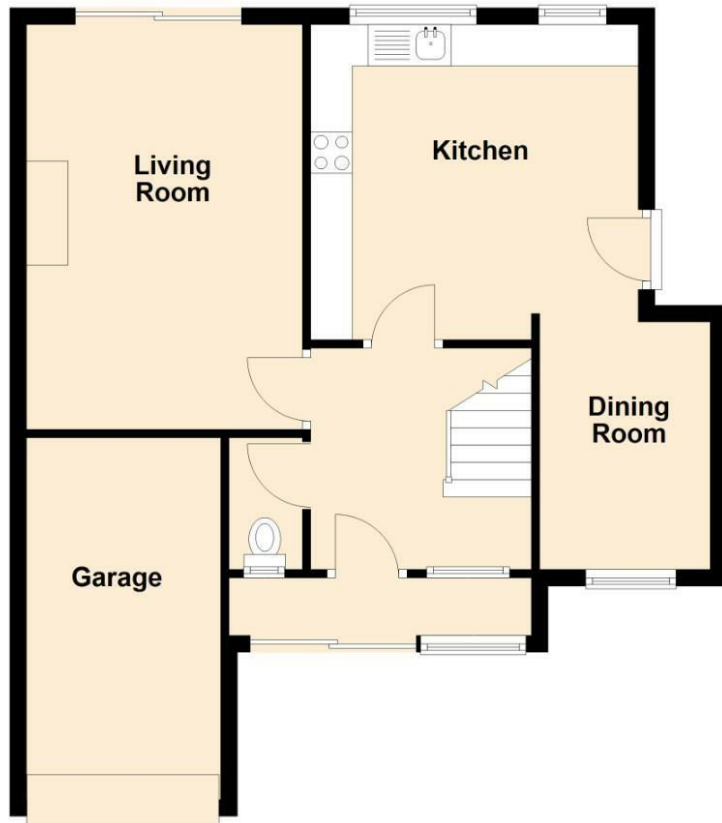




## Floorplan

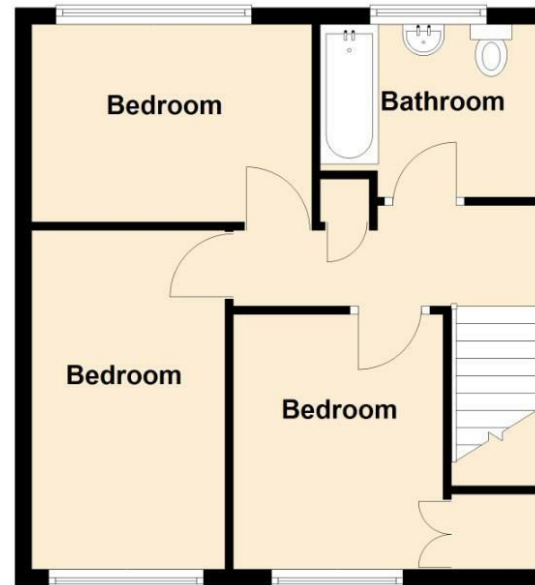
### Ground Floor

Approx. 59.3 sq. metres (638.0 sq. feet)



### First Floor

Approx. 39.5 sq. metres (425.2 sq. feet)



Total area: approx. 98.8 sq. metres (1063.2 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 D - Warwick District Council



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	62	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		73
	EU Directive 2002/91/EC	

## Contact us

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## Visit us

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