



44 Moorhill Road

Leamington Spa **CV31 2LN**

Guide Price £320,000

44 Moorhill Road

Whitnash

This semi-detached family house is situated within a particularly popular part of Whitnash giving easy access to local amenities, the town centre and the local major road networks. The property has been with the family since the time of build and so holds on to a lot of the original build features. It has a lot of scope for future expansion, subject to the right planning permissions, and forms a perfect home for prospective buyers. Upon entry the entrance hallway gives way to two reception rooms, a kitchen with separate utility room and downstairs cloakroom/shower room. The first floor has two great sized double bedrooms, a third bedroom and bathroom. Externally the benefits include a good sized block paved driveway, garage and a fabulous private rear garden with outlook over fields. An ideal family home within a sought after location.

LOCATION

Lying to the south of central Leamington Spa, Whitnash is a popular residential area well catered for with its own local amenities including shops, public transport services and well regarded primary schools. Facilities within the town centre are easily accessible as are road links out of Leamington including those to major routes and the M40. Leamington Spa railway station provides regular commuter rail links to numerous destinations.

ON THE GROUND FLOOR

ENTRANCE HALLWAY

4.08m x 1.70m (13'4" x 5'6")
A welcoming entrance hallway with neutral decoration, staircase rising to the first floor, understairs cupboard and doors leading off to:-

DINING ROOM

3.77m x 3.23m (12'4" x 10'7")
Being well proportioned having large double glazed window to the front, being of a good size with central heating radiator.

LIVING ROOM

3.33m x 4.02m (10'11" x 13'2")
Again being well proportioned with fireplace housing gas fire, coving to the ceiling, double glazed windows and door leading out to the garden, TV aerial socket.

KITCHEN

3.16m x 2.49m (10'4" x 8'2")
A well presented kitchen with wall and base units having tiled splashbacks, central heating radiator, inset stainless steel sink, spaces for the washing machine and fridge freezer together with integrated oven and gas hob.

UTILITY ROOM

2.36m x 1.48m (7'8" x 4'10")
Having space for white goods and extra storage. There is a side access door, a door into the integral garage and door to:-

CLOAKROOM/SHOWER ROOM

1.71m x 1.77m (5'7" x 5'9")
Having vinyl tile effect flooring, tiled splashbacks, corner shower, low level flush WC, wash hand basin and opaque double glazed window to the rear.

ON THE FIRST FLOOR

LANDING

2.20m x 2.05m (7'2" x 6'8")
With loft access and doors leading off to:-

BEDROOM ONE (FRONT)

3.91m x 3.04m (12'9" x 9'11")
A well proportioned double bedroom with large double glazed bay window to the front, central heating radiator, coving to the ceiling, central light point, lots of fitted storage and overhead shelving.

BEDROOM TWO (REAR)

3.25m x 3.07m (10'7" x 10'0")
Being another good sized double bedroom with large double glazed window to the rear, central heating radiator, coving to the ceiling, central light point, a range of fitted wardrobes and cupboards and a further cupboard housing the combination boiler.

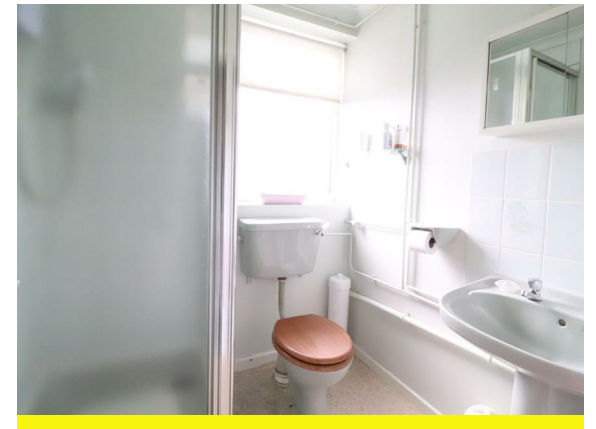
BEDROOM THREE (FRONT)

1.98m x 2.13m (6'5" x 6'11")
A single bedroom with a large double glazed window to the front, central heating radiator, coving to the ceiling and central light point.

Features

Semi Detached Property
Conveniently Positioned
Potential to Expand
Two Reception Rooms
Three Bedrooms
Large Garden
Driveway & Garage
No Onward Chain





Floorplan

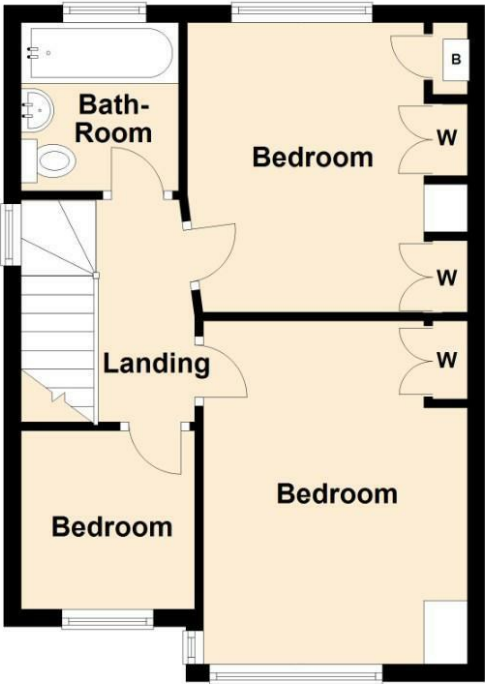
Ground Floor

Approx. 65.0 sq. metres (700.2 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.0 sq. feet)



Total area: approx. 101.8 sq. metres (1096.2 sq. feet)

General Information

Tenure
Freehold

Fixtures & Fittings

Services

HIGHEST AND FINAL OFFER BY WEDNESDAY 15TH MAY AT MIDDAY - 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		82
(81-91) B		
(69-80) C	69	
(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

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