



114 Murcott Road East
Leamington Spa **CV31 2JP**
Guide Price £275,000

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Whitnash

Beautifully refurbished to an excellent standard throughout, this two double bedroomed semi-detached bungalow is situated on a generous plot and located within easy reach of amenities in the popular residential area of Whitnash, Leamington Spa.

Entering the property, you are welcomed by a spacious hallway leading to the well-equipped and recently refitted kitchen with built-in appliances and having access to the patio at the side of the property. The living room has also been thoughtfully redecorated to provide a central media wall with integrated feature fireplace and ample space for both living and dining furniture.

To the rear of the property are two double bedrooms favourably overlooking the garden. Both of the bedrooms are served by a modernised shower room benefiting from ample storage space and a heated towel rail.

To the rear of the property is a fantastic garden that has been mostly laid to lawn with a patio seating area.

Call us today for an internal 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.

FRONT GARDEN

Enclosed with fencing and with path leading to front and side access.

ENTRANCE HALL

Having access to the kitchen and living room and with storage cupboard.

LIVING ROOM / DINING ROOM

5.47m x 3.25m (17'11" x 10'7")
With gas centrally heated radiator, fitted media wall with feature fireplace beneath, double glazed window to the front aspect, space for lounge furniture and having spotlights.

KITCHEN

3.18m x 2.67m (10'5" x 8'9")
Fitted with a range of base and eye level units offering ample worktop and storage space, integrated cooker and a four ring gas hob, fridge/freezer and washing machine. Also having a sink with drainer unit and mixer tap, double glazed window to the side aspect, tiled splashback and spotlights.

BEDROOM ONE

4.06m x 3.26m (13'3" x 10'8")
With gas centrally heated radiator, double glazed window to the rear elevation, space for bedroom furniture and having spotlights.

BEDROOM TWO

2.95m x 2.69m (9'8" x 8'9")
With gas centrally heated radiator, double glazed window to the rear elevation, space for bedroom furniture, wall mounted boiler and having spotlights.

SHOWER ROOM

1.98m x 1.68m (6'5" x 5'6")
Fitted with a three piece suite comprising low-level flush W/C, wash hand basin with storage underneath and tiled splashback, walk-in shower cubicle with sliding screen and tiled splashback, heated towel rail and double glazed frosted window to the side elevation.

Features

Prime Location Set Back From The Road

No Onward Chain

Re-furbished Throughout

Two Double Bedrooms

Generous Rear And Side Garden

Kitchen With Built In Appliances

Close By to Local Amenities

Close To A Bus Stop





Floorplan

Internal Living Area 605sq ft / 56.22m2

GROUND FLOOR



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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		87
(69-80) C	70	
(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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