



15 Osborne Court

Leamington Spa **CV31 2SS**

Offers Over £295,000

15 Osborne Court

Whitnash

Being positioned towards the end of a cul-de-sac, this modern two bedroomed semi-detached house offers much improved accommodation and is presented in excellent decorative order throughout. Being ideal for first-time purchasers or those seeking an easily maintainable home convenient for facilities within Whitnash, the gas centrally heated and UPVC double glazed accommodation includes a spacious lounge/dining room positioned to the rear of the house, together with re-fitted kitchen equipped with integrated hob and oven. On the first floor, the two good sized bedrooms are complemented by a recently re-fitted bathroom, whilst outside a driveway alongside provides off-road parking for at least two cars in tandem, from where a gate gives access to an attractively landscaped rear garden. This is an excellent opportunity to purchase a much improved property within a convenient, popular and established location.

LOCATION

Osborne Court lies off Clarkson Drive which in turn is positioned off Dobson Lane, around two miles south of central Leamington Spa. This is a popular and convenient location well catered for with local facilities and amenities within the Whitnash area including local schools, shops and public transport services. Easy access is available to further nearby amenities including the Leamington Retail Park, there also being regular commuter rail services available from Leamington Spa railway station and good local road links including those to the Midland motorway network, notably the M40, and the Jaguar Land Rover and Aston Martin installations at Gaydon.

ON THE GROUND FLOOR

Replacement period style composite double glazed entrance door opening into:-

ENCLOSED PORCH

With hanging space, shelved storage space and basket storage below, tiled floor and inner door to:-

ENTRANCE HALLWAY

With engineered oak flooring, central heating radiator, built-in storage cupboard, staircase off ascending to the first floor and door to:-

LOUNGE/DINING ROOM

4.98m x 3.15m (16'4" x 10'4")

With feature chimney breast recess having exposed inner brickwork, engineered oak flooring, central heating radiator, UPVC double glazed window and UPVC double glazed French style doors opening into the rear garden.

KITCHEN/BREAKFAST ROOM

2.84m x 2.84m (9'4" x 9'4")

- plus recess.

Having been attractively re-fitted with a range of contemporary gloss finished units with brushed chrome door furniture and comprising quartz-effect worktops with tiled splashbacks and a range of base cupboards and drawers below, together with integrated stainless steel four burner gas hob with concealed filter hood over and fitted electric oven, space and plumbing for washing machine, coordinating wall cabinets including one with double display doors, inset stainless steel sink unit with mixer tap, central heating radiator with breakfast bar over and light oak laminate flooring, understairs storage recess suitable for housing an upright fridge freezer, replacement composite double glazed door giving external access to the side driveway and UPVC double glazed window to the front elevation.

ON THE FIRST FLOOR

LANDING

With UPVC double glazed window to side elevation, central heating radiator with feature radiator cover, built-in storage cupboard providing both hanging and storage space and doors to:-

BEDROOM ONE (REAR)

3.99m x 3.18m (13'1" x 10'5")

With UPVC double glazed window to rear elevation, central heating radiator and built-in wardrobe/storage cupboard.

BEDROOM TWO (FRONT)

2.92m x 2.84m (9'7" x 9'4")

- plus door and wardrobe recesses.

Features

Beautifully Presented Semi-Detached House

Ideal First-Time Buy

Spacious Lounge/Dining Room

Re-fitted Breakfast Kitchen

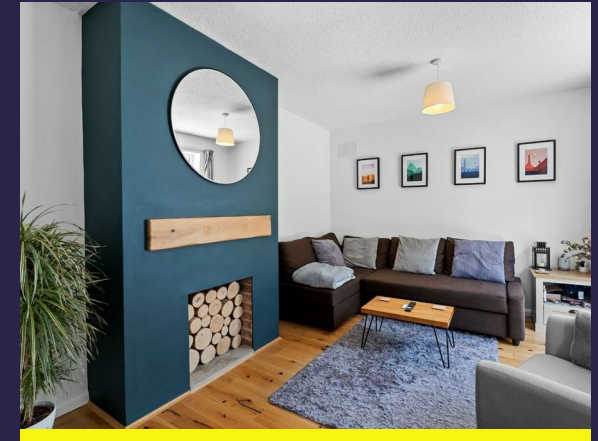
Two Good Bedrooms

Re-fitted Bathroom

Off-Road Parking

Landscaped Rear Garden

Tucked-Away Cul-de-Sac Location



Having built-in wardrobe/storage cupboard which also houses the replacement Worcester gas fired boiler. UPVC double glazed window to front elevation and central heating radiator.

RE-FITTED BATHROOM

Which is stylishly and immaculately appointed with white fittings comprising low level WC with concealed cistern, wash hand basin with integrated double storage cupboard below and mixer tap, panelled bath with period style ceramic tiling surrounding, mixer tap with dual head shower attached and glazed shower screen, access trap to roof space, ceiling extractor, chrome towel warmer/radiator and obscure UPVC double glazed window.

OUTSIDE

FRONT

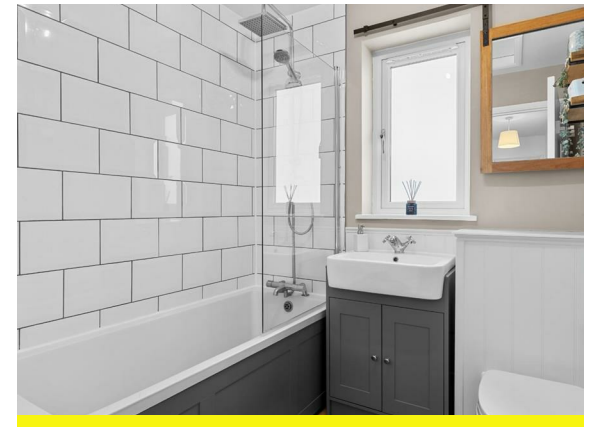
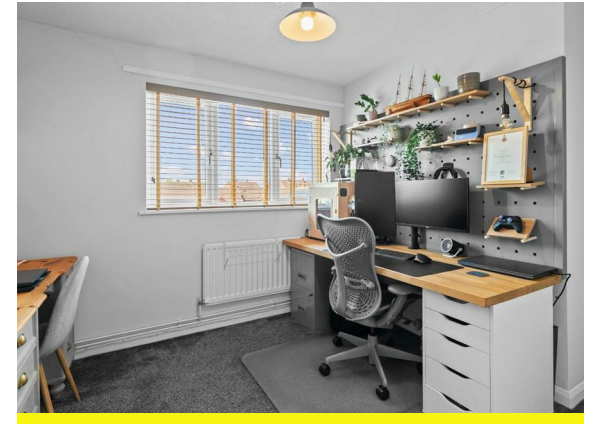
The house is set behind a paved frontage, to the side of which is a concrete driveway providing useful off-road parking space for approximately two vehicles in tandem.

REAR GARDEN

An attractively landscaped rear garden featuring a large paved terrace which extends immediately across the rear of the house and beyond which sleepers separate a lawned area with further paved area providing access to a generously proportioned garden shed. Boundaries are timber fenced and the garden can also be entered over a gated access from the driveway.

DIRECTIONS

Postcode for sat-nav - CV31 2SS.



Floorplan

Internal Living Area 726sq ft / 67.49m2



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General Information

Tenure

Freehold

Fixtures & Fittings

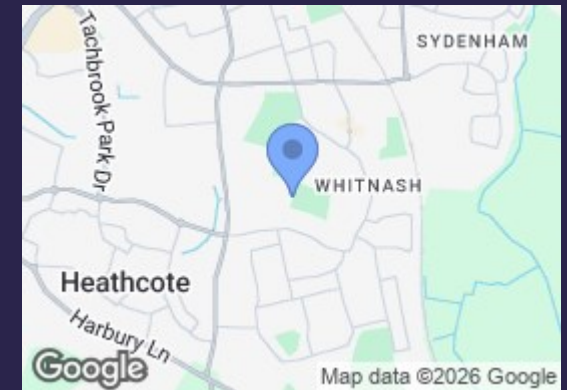
Specifically excluded unless mentioned in these sales particulars.

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 B - 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	73	79
	EU Directive 2002/91/EC	

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