



Connells

Cobham Green
Whitnash Leamington Spa

Cobham Green Whitnash Leamington Spa CV31 2TH

for sale
£270,000



Property Description

This unique house forms part of a well-established residential development, offering a fantastic blend of privacy and convenience, and is available with no onward chain.

To the front, the property benefits a pleasant front garden, with a pathway leading directly to the entrance, to the rear is the allocated parking space. Upon entering, stairs rise to the first floor, creating a welcoming and practical layout.

The first floor opens into a bright and comfortable lounge, providing an ideal space to relax, which then flows through to a spacious kitchen diner at the rear, perfect for both everyday living and entertaining. A door from the kitchen diner leads out to the rear garden.

Upstairs, the property offers two well-proportioned bedrooms, with the main bedroom benefiting from a built-in wardrobe, while the second bedroom includes a useful storage cupboard. A family bathroom completes the accommodation.

To the rear, the home enjoys a private, low-maintenance garden, designed for ease of upkeep with a combination of paving and stone. The garden also benefits from a gate providing convenient access to the parking area at the rear. Being sold with NO ONWARD CHAIN.

Approach

Having a private front garden with a pathway leading to the front door.

Entrance Hallway

With stairs rising to the first floor and a door leading into the lounge.

Lounge

Spacious, light and airy lounge consisting of an under stairs storage cupboard, a radiator, a double glazed bay window to front elevation and a door leading to the kitchen/diner.

Kitchen/Diner

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a one and a half bowl, stainless steel, sink and drainer unit. There is an integrated electric oven and electric hob with cooker hood over, whilst providing space for a washing machine and a fridge/freezer. Housing the wall-mounted boiler and benefitting from a built-in utility cupboard, a radiator, a double glazed window to rear elevation and French doors leading to the garden.

First Floor

Landing

The stairs lead from the hallway. There is an airing cupboard housing the hot water tank, access to the loft via a hatch and doors to both bedrooms and the family bathroom.

Bedroom One

Double bedroom having a built-in storage cupboard, a radiator and a double glazed window to front elevation.

Bedroom Two

Benefitting from a built-in storage cupboard, a radiator and a double glazed window to rear elevation.

Bathroom

White three piece suite, fitted with a wash hand basin with vanity unit, bath with shower over and a W/C. Having partly tiled walls, a heated towel rail and a double glazed window to rear elevation.

Outside

Rear Garden

Low maintenance garden being mainly laid to hard paving and fence enclosed, with gated rear access leading to the parking space.

Parking

Two allocated parking spaces, one to the rear of the property and another at the end of the row of spaces.

Buyer Aml Fee

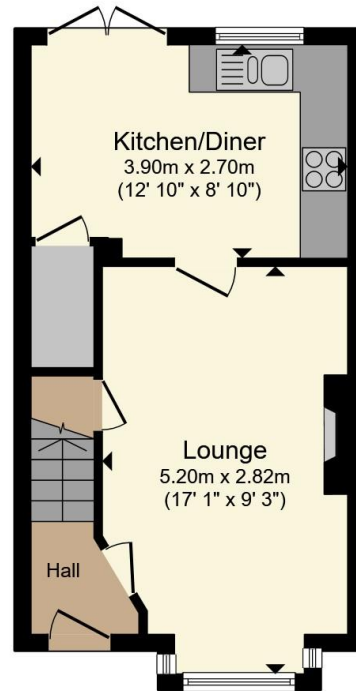
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Management Charge

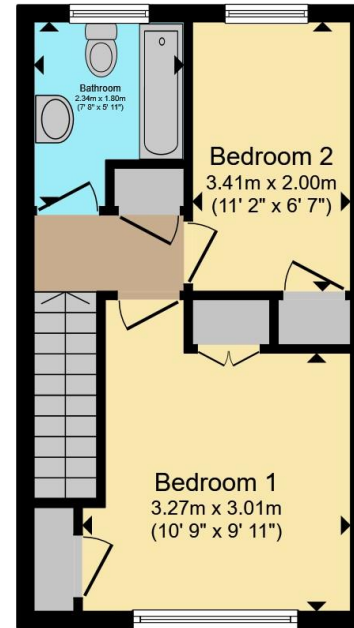
There is an annual management charge of £461.14 payable for the upkeep of the green areas of the development.







Ground Floor



First Floor

Total floor area 60.5 m² (651 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

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