

Connells

Bolyfant Crescent
Whitnash Leamington Spa

Bolyfant Crescent
Whitnash Leamington Spa CV31 2RH

for sale
£325,000







Property Description

Situated within the highly sought-after location of Whitnash, this well-presented two double bedroom detached bungalow is set back from the road and offers spacious, well-proportioned accommodation throughout.

The accommodation briefly comprises a welcoming entrance hallway, a generous lounge/diner, fitted kitchen, conservatory, two double bedrooms, and a family bathroom.

Outside, the property benefits from a superb rear garden which widens towards the back, providing excellent outdoor space and potential for keen gardeners. Further benefits include a single garage and generous driveway parking to the front of the property.

Offering excellent potential and conveniently located within easy reach of local amenities, transport links, and popular walking routes, this delightful bungalow would make an ideal purchase for downsizers, professionals, or those seeking single-storey living.

Location

Bolyfant Crescent is situated in the popular residential area of Whitnash, on the southern side of Leamington Spa, offering a family-friendly setting with excellent day-to-day conveniences close by. The property is within easy reach of local shops, supermarkets, healthcare facilities and leisure amenities, while the vibrant town centre of Leamington Spa provides an extensive selection of cafés, restaurants, retail outlets and entertainment venues. Well-regarded schools nearby include Briar Hill Infant School, St Margaret's CofE Junior School, St Joseph's Catholic Primary Academy and Campion School, making the location particularly appealing to families. Transport links are excellent, with regular bus services within walking distance and Leamington Spa Railway Station approximately 1.7 miles away, offering direct services to Birmingham, Coventry and London Marylebone. The nearby M40 motorway (Junctions 13 and 14) also provides convenient access to London, Birmingham and the wider motorway network.

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.











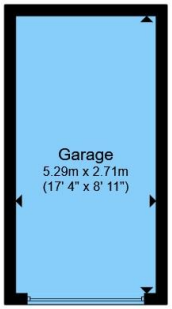








Floor Plan



Garage

Total floor area 83.8 m² (903 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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To view this property please contact Connells on

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EPC Rating: D

Council Tax Band: D

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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