

17 Palmer Road, Whitnash
Offers Over £375,000

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B THE DISTANCE BETWEEN THE SUMMER HOUSE AND THE MAIN BUILDING IS NOT TO SCAL

TOTAL FLOOR AREA: 1439 sq.ft. (133.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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A traditional 3 bed semi, in a desirable corner of Leamington Spa, situated on an oversized plot ideal for extension (subject to planning). Comprising: entrance hall, large lounge diner, already extended kitchen diner and integral garage. Upstairs are three bedrooms, two of which are very good size doubles and have integrated storage. There is also a modern family bathroom with separate bath and shower. Outside to the front there is a lawn and a drive for a couple of vehicles. To the rear is a long garden with several areas, including patio, lawn, concrete shed for storage and summer house with veranda.

The garden is south facing and is of a size as to incorporate an extension to the premises (stp) without compromising its practical use, and therefore is going to be extremely attractive to those looking to add value in their next purchase. It is therefore advised to book your own appointment to view as soon as possible, in order to avoid disappointment. Call us today 01926 893111

Council Tax - Band - D - £2,144 per year

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