





Crabb Curtis

58 Lancaster Way
Whitnash | CV31 2BF

Guide Price: £280,000





58 Lancaster Way comprises
The mid-terraced property is set back from the road and is approached via a block-paved pathway leading to:

Entrance Hall
Two ceiling spotlights, radiator, stairs leading to the first-floor accommodation and door leading to:

Living Room
Window to front aspect, ceiling spotlights, radiator and access to understairs storage cupboard.

Kitchen / Dining Room
Window to the rear aspect, with French-style patio doors leading to the conservatory. The kitchen benefits from ceiling spotlights, a radiator and a cupboard housing the wall-mounted boiler. The fitted kitchen comprises a range of wall, drawer and base units with work surfaces over, an inset one-and-a-half bowl stainless steel sink with mixer tap and drainer, an integrated oven with gas hob and extractor hood over, an integrated washing machine and dishwasher, and an integrated fridge and freezer.

Conservatory
Windows to rear and side aspects, sliding doors opening onto the rear garden, ceiling spotlights set within the conservatory frame, tiled flooring and retractable awning which is remote controlled.

Downstairs W.C.
Obscured glass window to front aspect, ceiling spotlights, radiator and a suite comprising of; low-level flush w.c. and pedestal wash hand basin with mixer tap.

First Floor Accommodation
Stairs lead from the entrance hall to:

Landing
Ceiling light point and access to loft hatch.

Bedroom One
Window to rear aspect, ceiling light point and radiator.

Bedroom Two
Two windows to front aspect, ceiling light point and radiator.

Family Bathroom
Ceiling spotlights, partially tiled walls, radiator and a suite comprising: low-level flush w.c., pedestal wash hand basin with mixer tap, panelled bath with mains shower over.

Outside

Rear Garden
Accessed via a gated rear entrance and the conservatory, with a paved pathway leading to a garden shed. The garden features a lawn with planted borders to the side and rear.

Annual Management Charge
The estate is not fully adopted by the council, and residents are required to pay an annual management charge to Greenbelt for the maintenance of communal areas, including grassed areas, fencing and walkways. The charge was £284.81 for January to December 2025, equivalent to approximately £23 per month.

Council Tax
The vendor has informed us that the property is located within Warwick District Council and is Band B.

Agent Note
The vendor(s) have provided the above information, and Crabb Curtis stress that they have not checked the documentation to verify the status of the property, or information provided by the vendor. Crabb Curtis advise any potential buyer(s) to obtain verification from their solicitor.

Tenure
The vendor informs Crabb Curtis that the property is freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their solicitor or surveyor prior to committing to purchase the property.

Fixtures & Fittings
Only those items expressly mentioned in the sales particulars will be included in the sales price.

Services
Crabb Curtis understands from the vendor that all mains drains, gas, electricity and water are connected to the property, but have not obtained verification of this. Any interested party should obtain verification of this information via their solicitor or surveyor prior to committing to the purchase of the property.

Referral Fees
We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

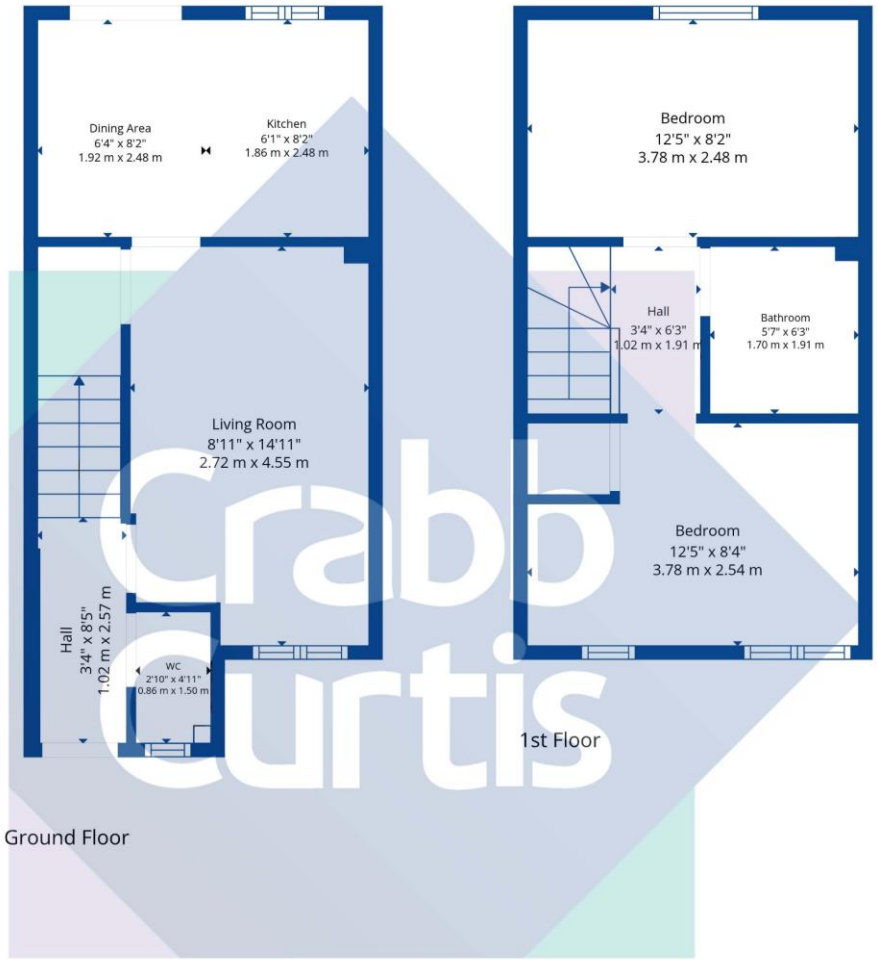
There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

General Information
These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained.

The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any formal intent to purchase.

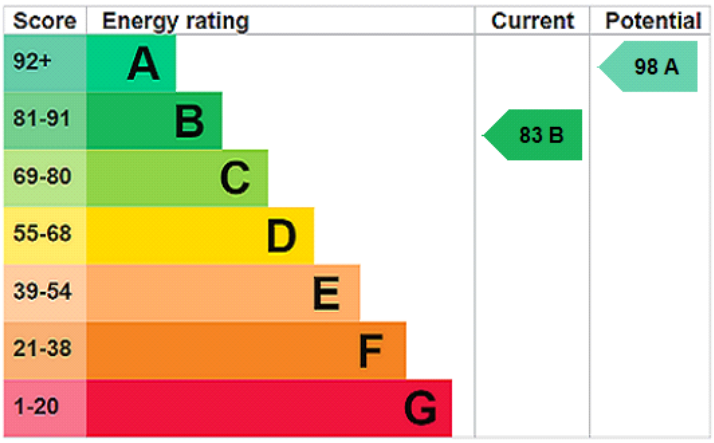






Total: 602 sq. Ft, 56 m2
Ground Floor: 312 sq. Ft, 29 M2, 1st Floor: 290 sq. Ft, 27 m2
Excluded Areas: Walls: 55 sq. Ft, 5 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Viewings:
Viewing by appointment through Crabb Curtis

Office opening times:
Monday – Friday 9.00am – 5.30pm
Saturdays 9.00am – 3.00pm

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.