



ehB  
FOR SALE  
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An outstanding opportunity to acquire a unique, individually-styled, detached family residence, providing deceptively spacious, well appointed three bedroomed and two bathroomed accommodation, in a highly regarded Leamington Spa cul-de-sac location.

The property is offered chain-free.

#### [Gulistan Road](#)

Is located just off Union Road, a popular and established cul-de-sac location, conveniently situated within easy walking distance of the town centre and very close to lots of local amenities including shops, restaurants, schools, recreational facilities and the local railway station. Previous sales experience of this location has proved it to be very popular.

ehB Residential are pleased to offer Isham Cottage, 18 Gulistan Road; the property was originally a Victorian coach house, painstakingly converted and modernised in 2006, providing gas

centrally-heated three bedroomed and two bathroomed accommodation. It features an impressively fitted kitchen, good sized lounge/dining and a separate study. The property is pleasantly situated towards the head of the cul-de-sac with a private "courtyard" style garden and off-road parking for two cars.

The agents consider internal inspection of this unique property to be essential for its size, level of appointment and unique situation to be fully appreciated.

In detail the accommodation comprises:-

#### [Canopy Porch](#)

Leads to the...

#### [Spacious Reception Hall](#)

With timber and glazed panel entrance door, oak flooring, radiator, staircase off with turned balustrade, understair cupboard, cloaks cupboard.

#### [Cloakroom/WC](#)

Being oak panelled to dado height, oak floor, corner wash hand basin with mixer tap, low flush WC, radiator, downlighters.

#### [L-Shaped Lounge/Dining Room](#)

16'4" x 16'6" max 9'6" min (4.98m x 5.03m max 2.90m min)  
With downlighters, two double French doors overlooking the courtyard rear garden, oak flooring, TV point, double radiator, windows to two aspects. Open to the...

#### [Comprehensively Fitted Kitchen](#)

11' x 10'9" (3.35m x 3.28m)  
With tiled floor, extensive range of base cupboard and drawer units with stainless steel door furniture, granite work surfaces and returns, one and a half bowl stainless steel sink unit with mixer tap, built-in stainless steel oven, five ring hob unit with tiled splashback, canopy extractor hood over, built-in dishwasher, washing machine, three quarter height unit incorporating fridge freezer, concealed pelmet lighting, downlighters and high level cupboards.





#### Study

10'9" x 9'10" max 7'9" min (3.28m x 3.00m max 2.36m min)  
Of irregular shape with oak flooring, radiators.

#### Stairs and Landing

With turned balustrade, skylight, radiator, downlighters.

#### Bedroom

10'7" x 9'8" max (3.23m x 2.95m max )  
With radiator, TV point.

#### Bathroom/WC

7' x 5' (2.13m x 1.52m)  
Being half tiled with tiled floor, panelled bath with mixer tap, pedestal basin and low flush WC, integrated shower unit, shower screen, chrome heated towel rail.

#### Bedroom

10' x 11'6" (3.05m x 3.51m)  
With triple built-in wardrobe, hanging rail, sliding doors, radiator, skylight.

#### En-Suite Wet Room

6'6" x 5'6" (1.98m x 1.68m)  
Being tiled with tiled floor, integrated shower unit and screen, pedestal basin, mixer tap, low flush WC, chrome heated towel rail, extractor fan, skylight.

#### Bedroom

8'4" x 10'7" (2.54m x 3.23m)  
With skylight, radiator, window door feature.

#### Outside

The property occupies a pleasant position towards the head of this established cul-de-sac with walled and gated courtyard to the front of the property with block paved off-road parking for two cars, and access to the walled and paved "courtyard" style rear garden with outside light and power point.

#### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

#### Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

#### Council Tax

Council Tax Band E.

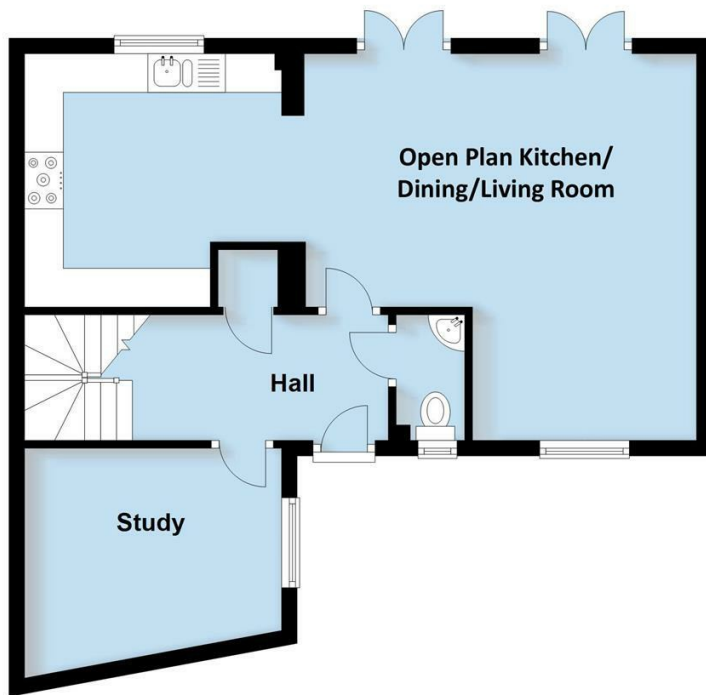
#### Gulistan Road

Leamington Spa  
CV32 5LU

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

## Ground Floor

Approx. 52.4 sq. metres (564.0 sq. feet)



## First Floor

Approx. 48.4 sq. metres (520.8 sq. feet)



Total area: approx. 100.8 sq. metres (1084.7 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Leamington Spa Office  
Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

01926 881144 [ehbresidential.com](http://ehbresidential.com)

| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) <b>A</b>                          |  |                            |           |
| (81-91) <b>B</b>                            |  |                            |           |
| (69-80) <b>C</b>                            |  |                            |           |
| (55-68) <b>D</b>                            |  |                            |           |
| (39-54) <b>E</b>                            |  |                            |           |
| (21-38) <b>F</b>                            |  |                            |           |
| (1-20) <b>G</b>                             |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| <b>England &amp; Wales</b>                  |  | EU Directive<br>2002/91/EC |           |

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL