



ehB
RESIDENTIAL

Your Property - Our Business

57, Rushmore Street, Leamington Spa

Price Guide
£269,950



A particularly well modernised, traditionally styled, flush fronted, mid-terrace residence of character, providing well appointed gas centrally heated two bedroomed accommodation, recently subject to much improvement including new central heating boiler and roof, within this pleasant cul-de-sac location with open front aspect, in this well regarded south Leamington Spa location.

[Rushmore Street](#)

Is a popular and established south Leamington Spa location, ideally sited approximately one half mile to the south of the town centre, close to a good range of local facilities and amenities including well regarded local schools, a variety of recreational facilities and local shops and within walking distance of the local railway station. This location has consistently proved to be very popular.

ehB Residential are pleased to offer 57 Rushmore Street which is

an opportunity to acquire a particularly well modernised, traditionally styled, flush fronted mid-terrace residence of character, which has been subject to much recent improvement. The new roof and new gas central heating boiler being particularly noteworthy. The property includes full gas fired central heating, sealed unit double glazing and includes two good sized bedrooms.

The property also includes an impressively refitted kitchen with appliances and refitted bathroom with shower and has been also subject to redecoration by the present owners to an excellent standard throughout. The property is particularly well sited within Rushmore Street overlooking an open area with ample car parking available within this cul-de-sac location.

The agents consider internal inspection to be highly recommended.

In detail the accommodation comprises:-

[Lounge](#)

13'9" x 19'9" (4.19m x 6.02m)

With open tread staircase with balustrade off, double radiator, timber and glazed panelled entrance door, wood flooring, brick fireplace feature with quarry tiled hearth and ornamental cast iron gas fire, TV point.

[Fitted Dining Kitchen](#)

13'9" x 12'3" (4.19m x 3.73m)

With extensive range of gloss white faced base cupboard and drawer units with stainless steel door furniture, complementary work surfaces with tiled splash backs and matching high level cupboards, built in stainless steel oven and five ring hob unit with extractor hood over, adjoining matching peninsular unit incorporating breakfast bar, single drainer one and a half bowl



stainless steel sink unit with mixer tap and additional flexible mixer, plumbing for automatic washing machine and dishwasher, including recently installed new gas central heating boiler.

Rear Hall

With tiled floor, twin sized utility cupboard.

Bathroom/WC

6'0" x 5'3" (1.83m x 1.60m)

Being tiled with tiled floor with white suite comprising panelled bath with mixer tap, shower attachment and screen, vanity unit incorporating wash hand basin with mixer tap, low flush WC with concealed cistern, chrome heated towel rail, extractor fan.

Stairs & Landing

With access to roof space.

Bedroom One

13'9" x 10'9" (4.19m x 3.28m)

With double built in wardrobe with hanging rail, cupboard over, sliding doors.



Bedroom Two

13'8" x 10'6" (4.17m x 3.20m)

With radiator.

Outside

To the rear of the property is a walled and decked rear yard with pedestrian access.

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 B.

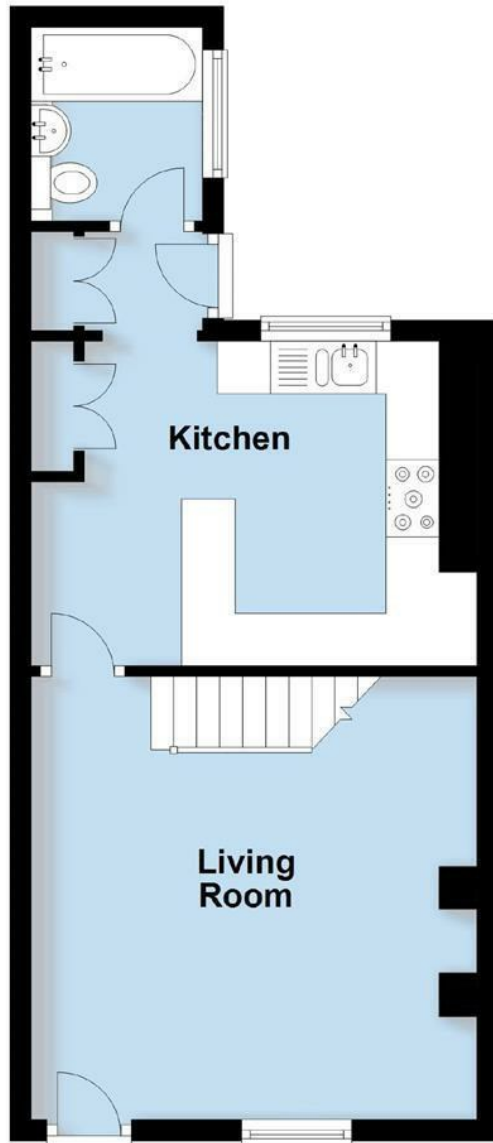
57 Rushmore Street

Leamington Spa

CV31 1JA

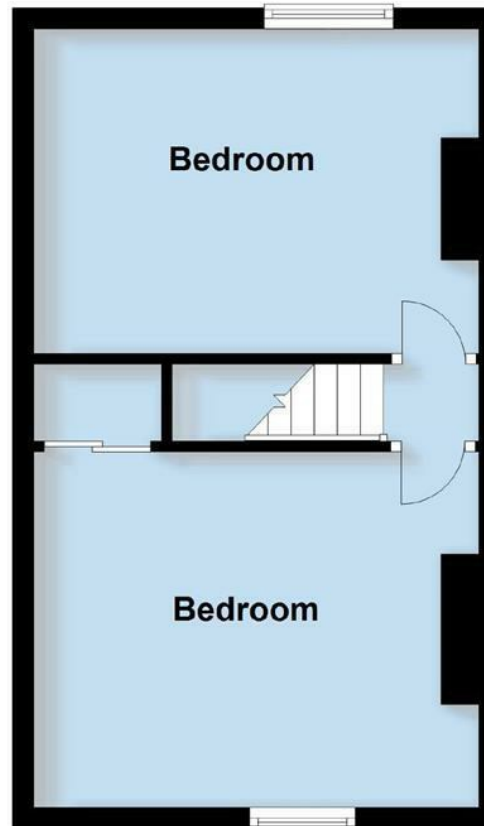
Ground Floor

Approx. 36.0 sq. metres (387.2 sq. feet)



First Floor

Approx. 31.1 sq. metres (335.2 sq. feet)



Total area: approx. 67.1 sq. metres (722.4 sq. feet)

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

Your Property - Our Business

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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