



12, South Terrace, Whitnash, Leamington Spa

Price Guide  
£267,500





A well modernised traditionally styled flush fronted Edwardian mid terraced residence of style and character situated in a Conservation area. The property provides gas centrally heated and double glazed two double bed roomed accommodation featuring a pleasant open plan lounge/dining room arrangement with refitted kitchen within this peaceful location. No chain.

#### South Terrace

Is a pleasant cul-de-sac location, situated in a Conservation area, comprising two rows of traditionally styled terraced houses overlooking a central communal lawned area, being conveniently sited within easy reach of a good range of local facilities and amenities within Whitnash including local shops, schools for all grades and a range of recreational facilities and within easy reach of the town centre some two and a half miles distant. Previous sales experience of this location has proved it to be very popular. No chain.

#### The Property

Is a well modernised flush fronted Edwardian mid terraced residence of style and character providing gas centrally heated two double bed roomed accommodation which includes upvc framed sealed unit double glazing and has been subject to much improvement by the present owners including refitted kitchen, full re-wiring and new heating system in 2017, an open plan living/dining room arrangement with period fireplace. The property includes a landscaped courtyard style garden and is offered to an excellent standard of presentation. The agents consider internal inspection to be highly recommended.

In further detail the accommodation comprises:-

#### Open Plan Lounge/Dining Room

21'3" x 12'6" (6.48m x 3.81m)

With wood flooring, two radiators, period cast iron fireplace with

tilled insert and hearth with wood burner feature, flanked by alcoves with base units and fitted shelves, staircase off with under stair cupboard, down lighters, partly open to...

#### Refitted Kitchen

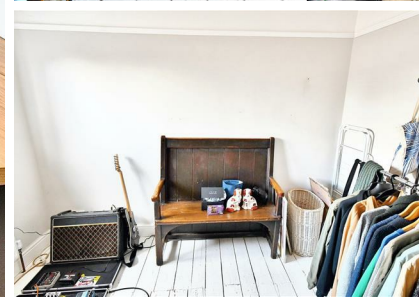
12'3" x 7'1" (3.73m x 2.16m)

With a range of base cupboard and drawer units with complementary work surfaces with tiled splash backs, built in Bosch stainless steel oven and four ring hob unit with extractor hood over, appliance space, plumbing for automatic washing machine and dishwasher, inset stainless steel sink unit with mixer tap, down lighters, upvc framed sealed unit double glazed French doors, window and tiled floor.

#### Stairs and Landing

With turned balustrade, access to roof space which includes a new Worcester-Bosch combination gas fired central heating boiler and programmer and stripped pine period doors.





#### Bedroom One

12'9" x 10'4" (3.89m x 3.15m)

With radiator.

#### Bedroom Two

10'5" x 7'9" (3.18m x 2.36m)

With radiator, picture rail and original floor boards.

#### Bathroom/WC

6'9" x 5'6" (2.06m x 1.68m)

Being partly tongued and grooved panelled with white suite comprising panelled bath with integrated shower over, shower rail and curtain, wash hand basin, low flush WC with concealed cistern, chrome heated towel rail and extractor.

#### Outside

The property is approached via a communal pedestrian way with central communal lawn. To the rear is a landscaped courtyard style garden principally paved and gravelled with raised flower

borders, bounded by close boarded fencing 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.

#### 12 South Terrace

Leamington Spa  
CV31 2HY



Your Property - Our Business

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- Land and New Homes Agents

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

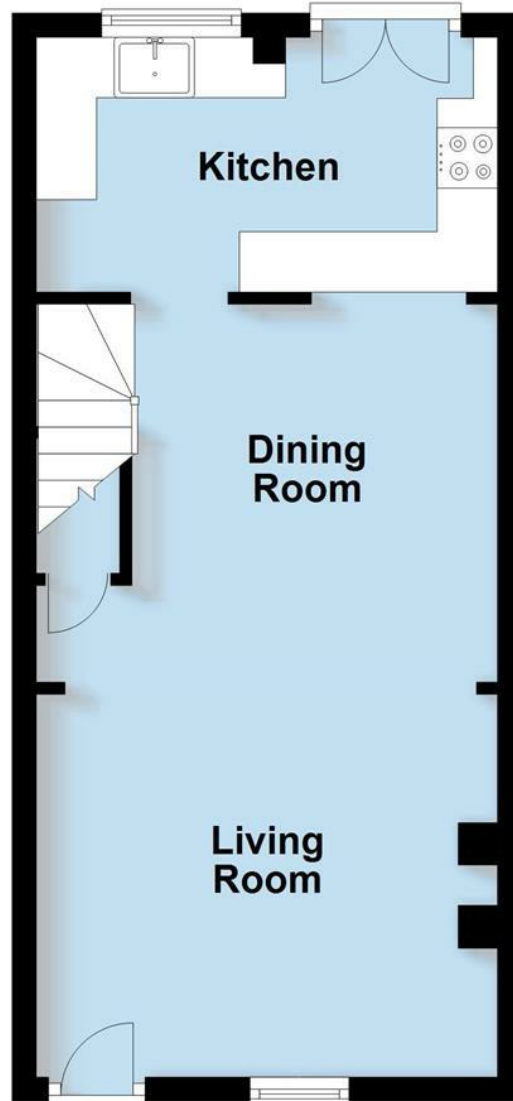
01926 881144 [ehbresidential.com](http://ehbresidential.com)

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         | <b>87</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>                                   |  | <b>68</b>               |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |

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

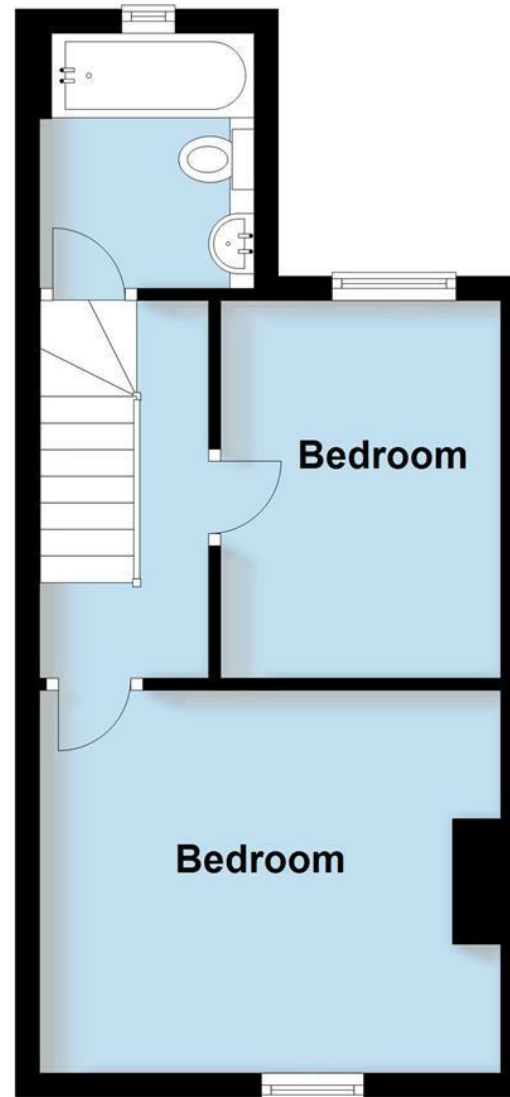
## Ground Floor

Approx. 32.9 sq. metres (354.0 sq. feet)



## First Floor

Approx. 28.4 sq. metres (305.4 sq. feet)



Total area: approx. 61.3 sq. metres (659.4 sq. feet)

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