

ehB
RESIDENTIAL

Your Property - Our Business



99, Acacia Road, Leamington Spa

£625,000



A spacious and well proportioned three bedroom detached bungalow, set in this large plot in an enviable and discreet location in North Leamington Spa.

Briefly Comprising;

Enclosed entrance porch, hallway, cloakroom, large through living-dining room with conservatory beyond, separate sitting/family room, fitted kitchen, semi open to kitchen/utility extension, bedrooms one and two with fitted wardrobes, bedroom three/study, refitted shower room, gas radiator heating, double glazing, lawned front garden with parking, driveway and double garage. Extensive rear garden with large lawn, patio, raised

border/veg patch and various garden sheds, a greenhouse and brick workshop/store.

Acacia Road

The bungalow at Acacia Road offers a rare opportunity to acquire a good sized detached bungalow situated in a convenient and yet extremely discreet location. Located at the head of Acacia Road, approached via a gravelled driveway leading down to a similar bungalow tucked away offering a high level of privacy and a good sized plot.

In particular the property benefits from two large reception areas as well as a useful conservatory, three well

balanced bedrooms, double garage and workshop. Further scope subject to the necessary permissions and regulations for development and enlargement should somebody wish to do so.

The property is approached via a paved pathway leading up to

Enclosed Entrance Porch

With upvc windows and door, set on to brick base with access to partially obscure glazed entrance door to

Entrance Hallway

With wall light points, radiator, double doors to a deep useful linen cupboard with shelving, hatch to roof space.





Cloakroom

Fitted with a white suite to comprise low level WC, wash hand basin with mono mixer, splash back tiling to half height, upvc obscure double glazed window to front elevation, tiled floor, radiator.

Living/Dining Room

14'6" red to 10'6" x 23'7" (4.42m red to 3.20m x 7.19m)

Living Area

Fitted with upvc double glazed window to front elevation, further double glazed window to side, double radiator, cornicing, display shelving to one chimney recess.

Dining area

With double radiator, glazed serving hatch to kitchen, part multi paned double glazed door to sitting/family room, sliding double glazed patio doors to conservatory.

Conservatory

10'8" x 9'8" (3.25m x 2.95m)

With pitched polycarbonate roof over, double upvc glazed windows set on brick base with double doors leading to garden.

Sitting/Family Room

16' x 12'11" (4.88m x 3.94m)

With double glazed upvc window to rear elevation, double radiator, coved cornicing, fireplace surround.

Kitchen

8'10" x 10'4" (2.69m x 3.15m)

With painted wall and base units, with contrasting working surface over, inset four point stainless gas hob, oven, glazed windows to dining area, door way through to kitchen/utility extension, tiled floor, sky light, downlighter points to ceiling and radiator towel rail.

Kitchen/Utility Extension

12'1" x 7' (3.68m x 2.13m)

With a range of matching base units, four double glazed windows, part double glazed upvc door to garden, radiator, one and a half bowl sink drainer unit, space and plumbing



for washing machine, space for tall fridge freezer, splashback tiling

Bedroom One (Front)

11'11" x 12'9" (3.63m x 3.89m)

With upvc double glazed unit to front elevation, comprehensive range of fitted wardrobes providing a variety of hanging and shelved areas, additional wardrobes to either side of bed position, double radiator.

Bedroom Two (Rear)

11'11" x 10'4" (3.63m x 3.15m)

With double glazed window to rear elevation, double radiator, downlighter points to ceiling, fitted wardrobe

providing a variety of hanging and shelved areas, additional double wardrobe.

Bedroom Three/Study

7'11" x 10'4" (2.41m x 3.15m)

With timber glazed frame internal window to kitchen/utility, radiator, downlighter points to ceiling.

Bathroom

Currently re-fitted as shower room with wide winged contemporary wash hand basin with vanity cupboard below and mono-mixer, wall hung low level WC with concealed cistern, large walk-in wet room style shower area with hand held shower attachment and fixed rain

water shower head over, upvc double glazed window to front elevation, chrome radiator towel rail, down lighter points to ceiling, tiled walls and floor.

Outside (front)

To the front of the property is a lawned area, tarmac parking bay, access via the gravelled drive to double garage.

Outside (Rear)

The property is situated in a large shaped garden which is principally laid to lawn and surrounded in the main by hedging and fencing. To the rear of the property are patio



areas. Timber garden shed/summer house, raised rockery style border, further vegetable patch with raised beds, green house and two timber sheds and additional metal garden store.

[Double Garage](#)

16'5" x 17'11" (5.00m x 5.46m)

With electric up and over door, power and light as fitted, personal door to rear.

[Outside Workshop](#)

6'0" x 9'1" average (1.83m x 2.77m average)

With window and personal door providing useful storage or

workshop space.

N.B slightly irregular shaped room therefore measurements are taken as more of a guide than usual.

[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.

[Location](#)

CV32 6EG - upon arriving to Acacia Road continue to the very end of the road where you will notice a small drive between two sets of maisonettes. Proceed down the gravel drive leading to two bungalows. This property is located on the left hand side.

Your Property - Our Business

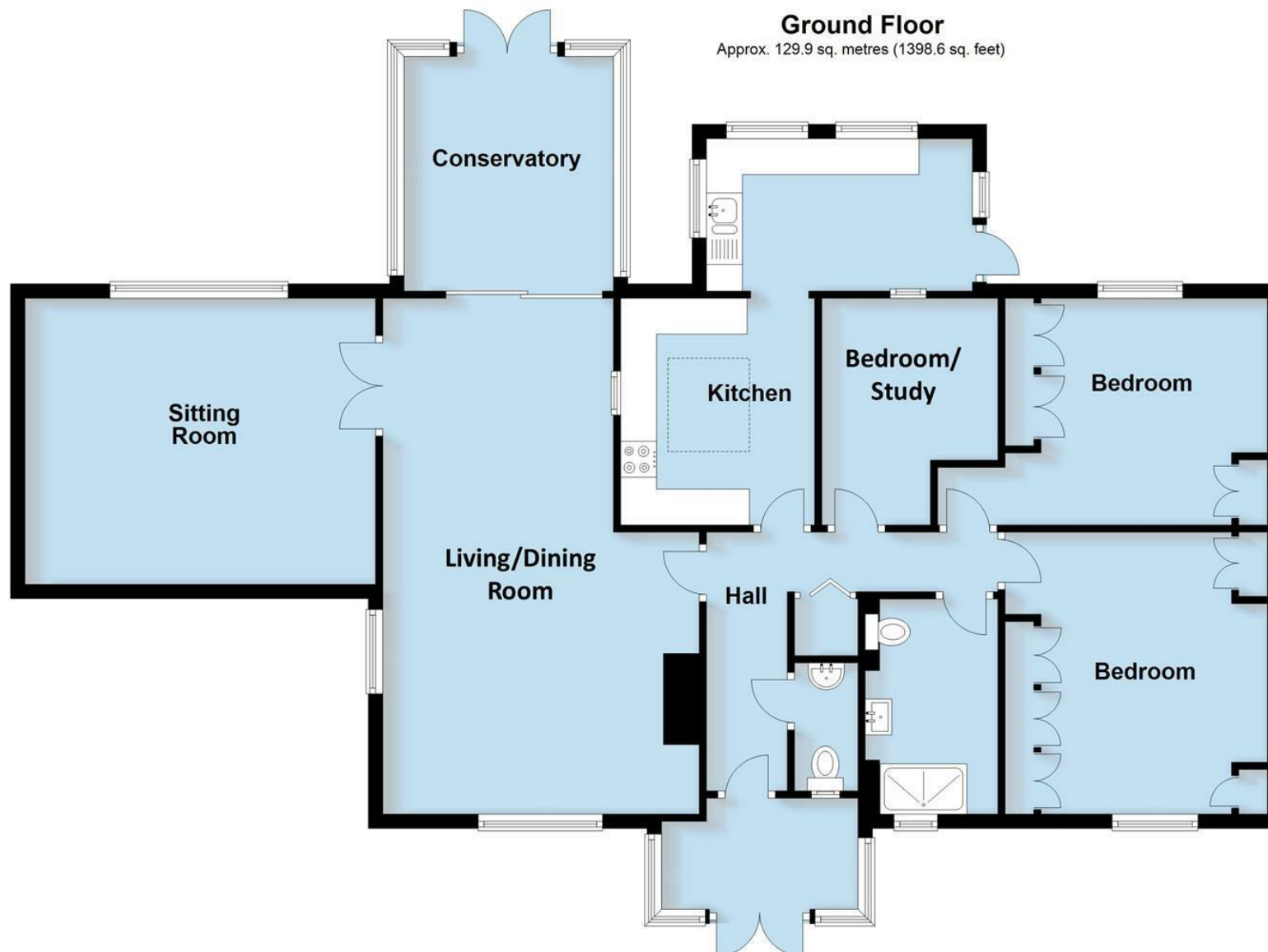
- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

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

01926 881144 ehbresidential.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(55-68) D		
(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



Total area: approx. 129.9 sq. metres (1398.6 sq. feet)

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