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RESIDENTIAL

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8, Kelvin Road, Leamington Spa

Price Guide
£450,000



A much improved and extended traditionally styled bay fronted semi-detached family residence, providing gas centrally heated three bedroomed accommodation, featuring extended kitchen and bathroom with large established garden in highly regarded north east Leamington Spa location.

Kelvin Road

Located just off Leicester Lane is a popular and established north east Leamington Spa residential location, ideally sited approximately three miles from the town centre, close to a good range of local facilities and amenities including local shops, well regarded schools and a variety of recreational facilities. This particular location has consistently proved to be very popular.

ehB Residential are pleased to offer 8 Kelvin Road which is an opportunity to acquire a much improved and extended traditionally styled semi detached family residence, providing gas centrally heated and sealed unit double glazed three bedroomed

accommodation, which features an extended refitted kitchen and bathroom and features a large established garden and has been maintained by the present owners to an excellent standard throughout. The property also provides scope for further extension and features a substantial rear garden and summer house/work facility of note. The agents consider internal inspection to be highly recommended.

In detail the accommodation comprises:-

Recessed Porch

Entrance Hall

With staircase off, balustrade, double radiator, wood effect laminate flooring, understair cupboard.

Lounge

12' x 12'10" (3.66m x 3.91m)

With bay window, double radiator, wood effect laminate flooring, fireplace feature with gas fire connection, Venetian blinds, partly open to the...

Dining Room

11'10" x 11' (3.61m x 3.35m)

With patio doors overlooking the rear garden, wood effect laminate flooring, alcove, fitted shelves, double radiator.

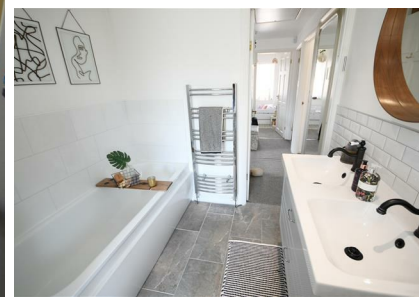
Extended Fitted Kitchen

11'9" x 7' (3.58m x 2.13m)

With tiled floor, range of shaker style base cupboard and drawer units, complimentary rolled edge work surfaces, tiled splashbacks, high level cupboards, matching breakfast bar, inset single drainer stainless steel sink unit with mixer tap, appliance space and plumbing for automatic washing machine, built-in dishwasher, stainless steel oven and four ring hob unit with extractor hood over, windows to two aspects, downlighters, Gloworm wall mounted gas fired central heating boiler and programmer.

Stairs and Landing

With airing cupboard with lagged cylinder, access to boarded roof space with ladder.



Bathroom/WC

11'9" x 7" (3.58m x 2.13m)

With tiled floor, white suite comprising panelled bath, vanity unit incorporating twin wash hand basins with mixer taps, low flush WC, oversized tiled shower cubicle with integrated shower unit, tiled splashbacks, windows to two aspects, downlighters, chrome heated towel rail.

Bedroom

11'9" x 12' (3.58m x 3.66m)

With radiator.

Bedroom

11'9" x 11' (3.58m x 3.35m)

With radiator.

Bedroom

7'10" x 7'3" (2.39m x 2.21m)

With radiator, built in wardrobe with cupboard over and bed alcove.

Outside

The property occupies a pleasant position within Kelvin Road with tarmac drive and good sized car parking facility, with part paved and gravelled driveway to gated side access to rear garden of a good size, patio, shaped lawn, bounded by close boarded fencing, two timber garden sheds, well screened by established foliage.

Summer House/Home Work Facility

12' x 10'7" (3.66m x 3.23m)

Substantial timber built with electric light, power point, sealed unit double glazing.

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 D.

Location

Proceed north from the agents office via Clarendon Place passing through Clarendon Square. On reaching the traffic island take the third exit into Lillington Avenue. Proceed for its entirety following onto Lillington Road and Leicester Lane. Proceed for a distance turning right into Telford Avenue, left into Stirling Avenue with Kelvin Road being a turning on the right hand side with the property found located on the right 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

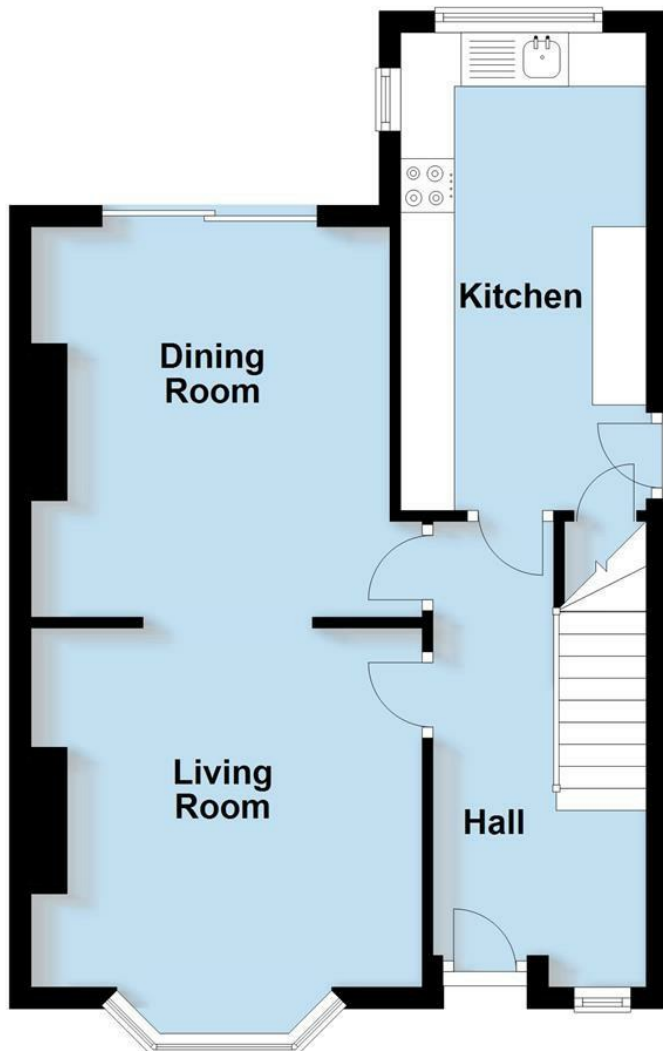
01926 881144 ehbresidential.com

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

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

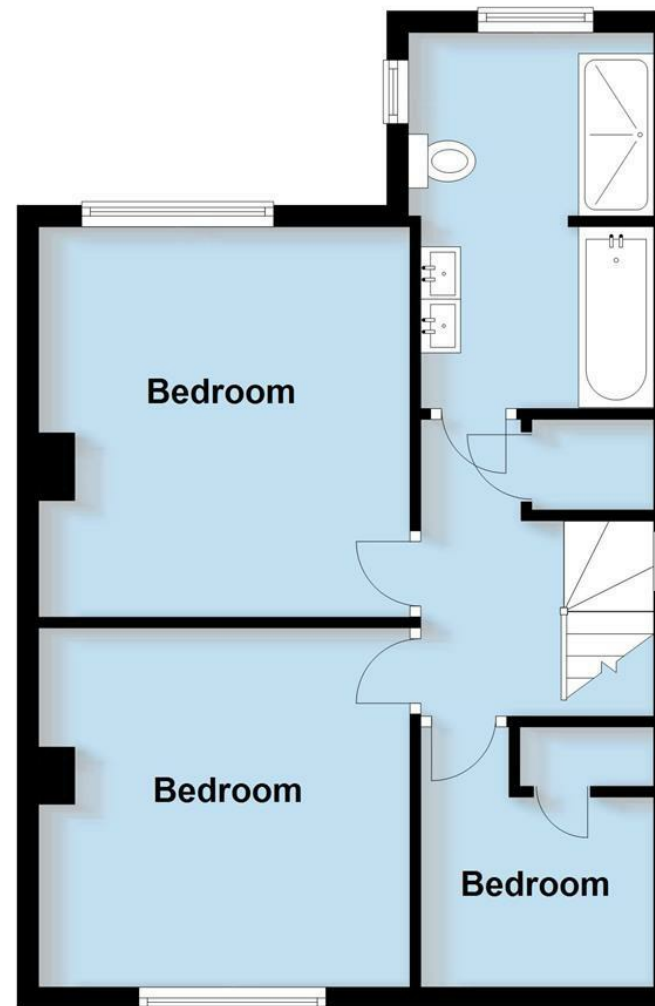
Ground Floor

Approx. 44.5 sq. metres (479.0 sq. feet)



First Floor

Approx. 44.6 sq. metres (480.0 sq. feet)



Total area: approx. 89.1 sq. metres (959.0 sq. feet)

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