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RESIDENTIAL

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72, Plymouth Place, Leamington Spa





A well presented, two double bedroomed, extended and enlarged, bay fronted attractive period property, situated in this highly sought after location.

**Plymouth Place**

Is conveniently situated just south of the town centre, and within an easy walk of the same, and the local parks and railway station.

**Briefly Comprising:**

This particular property boasts well presented and finished accommodation. Of particular note is the enlarged breakfast kitchen with bi-fold doors onto the garden, converted basement area. There are two traditional reception rooms with bay window to the front of the property, two good sized bedrooms, refitted bathroom and courtyard rear garden. Gas radiator heating. NO CHAIN.

**The Property**

Is approached by a short blue brick block paved path set behind wrought iron railings to arched recessed entrance porch and steps leading up to traditional entrance door with glazed light over to entrance hallway.

**Entrance Hallway**

With downlighter points to ceiling, coved cornicing, period style radiator, painted floor and staircase rising to first floor.

**Living Room (Front)**

10'1" into chimney rec x 13'1" into bay (3.07m into chimney rec x 3.99m into bay)

With timber framed double glazed, bay window to front elevation with plantation style shutters behind, reconstituted stone fireplace with slate hearth and inset gas fire with remote control, fitted cupboard and shelving to one chimney recess, ceiling rose to light point, picture rail, two tall column style radiators, exposed timber flooring.

**Dining Room**

10'8" into chimney rec x 12'5" (3.25m into chimney rec x 3.78m)

With ceiling rose to light point, picture rail, sash window to rear elevation, feature fireplace surround with slate tiled hearth, original style cupboard to chimney recess with shelving, column style radiator, doorway with steps leading down to kitchen.

**Breakfast Kitchen**

7'10" x 18'3" (2.39m x 5.56m)

Attractively laid out to provide distinctive kitchen and reception areas.

**Kitchen Area**

With a range of high gloss fronted white base and wall units with metal door furniture, solid wood block working surface over, inset five point stainless steel gas hob with stainless fronted oven below and filter hood over, one and a half bowl sink drainer unit, space and plumbing for dishwasher, space for washing machine, space for tall fridge freezer, downlighter points to ceiling and additional light points, tall picture glazed window to side, additional double glazed timber framed sash window.

**Breakfast/Sitting Area**

Boasting double glazed timber framed bi-fold doors to garden with double glazed timber window to side and two Velux double glazed roof line windows to feature angled ceiling lines, with downlighter spotlight points and additional pendant light fitting, continuation of slate style tiled floor throughout and column radiator.







Door from kitchen leads down to basement with staircase down to a lobby area, plastered walls and ceiling, lighting and door into converted main chamber.,.

#### Basement

9'10" x 12'9" into bay (3.00m x 3.89m into bay)

Being plastered out, downlighter points, double radiator, upvc double glazed window to lightwell to front.

#### First Floor Landing

With hatch to roof space, coved cornicing, painted flooring.

#### Bedroom One (Front)

13'6" inc fitted w/robes x 13'1" to bay (4.11m inc fitted w/robes x 3.99m to bay)

With timber framed double glazed bay sash windows, cornicing, feature fireplace, period style radiators, full run of wardrobes providing a variety of hanging and shelved areas with drawer units inside.

#### Bedroom Two

8'4" x 12'7" (2.54m x 3.84m)

With timber framed sash window to rear elevation, coved cornicing, feature fireplace surround, period style radiator.

#### Bathroom

Fitted with a white modern suite to comprise; double ended bath with central filler and off-set taps, low level WC, pedestal wash hand basin, corner shower cubicle, tiled floor, upvc part obscure double glazed sash window to rear elevation, downlighter points to ceiling, chrome radiator towel rail, cupboard housing Potterton Promax Combi HE Plus boiler, shelf, cupboard below.

#### Outside (Front)

To the front of the property is a shallow fore garden laid to chippings set behind wrought iron railings.

#### Outside (Rear)

Surrounded in the main by brick walling and south facing with raised timber edged herbaceous borders and gate to rear, outside light points.

#### 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 C.

#### Location

Plymouth Place  
Leamington Spa  
CV31 1HW



Your Property - Our Business

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

Leamington Spa Office  
Somerset House  
Clarendon Place  
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CV32 5QN

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>			
(55-68) <b>D</b>		58	
(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 2002/91/EC	

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

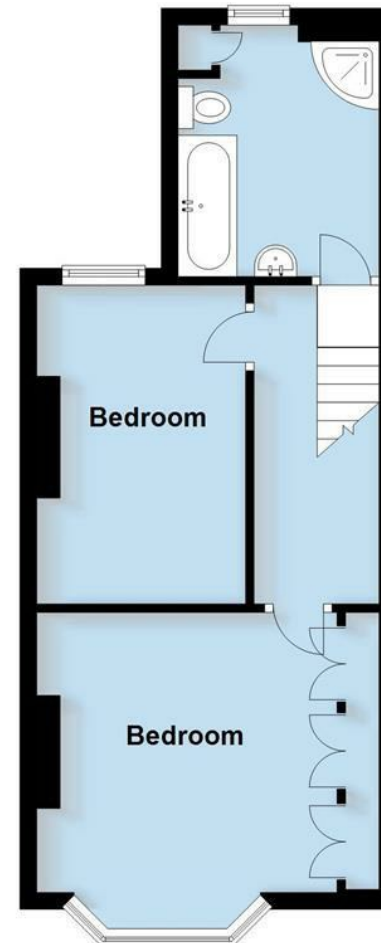
## Ground Floor

Approx. 43.2 sq. metres (465.2 sq. feet)



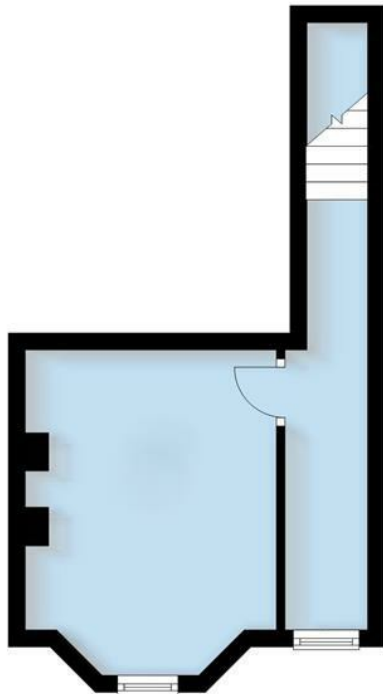
## First Floor

Approx. 37.1 sq. metres (399.1 sq. feet)



## Basement

Approx. 17.3 sq. metres (185.9 sq. feet)



Total area: approx. 97.6 sq. metres (1050.1 sq. feet)

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