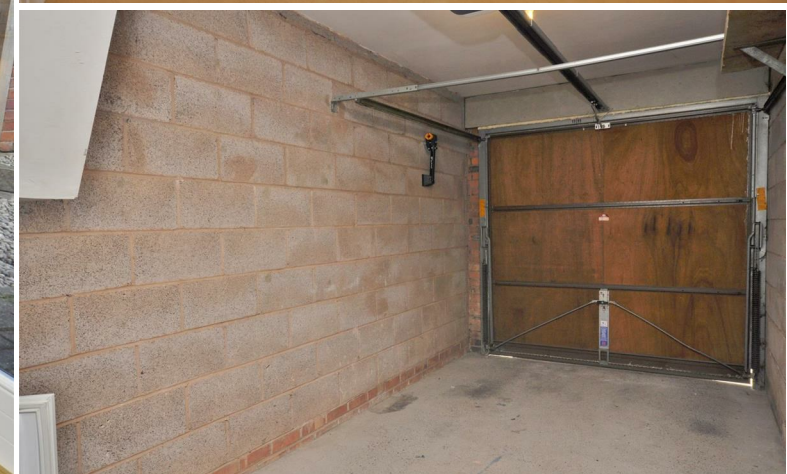




162, Trinity Street, Leamington Spa



A well appointed, spacious, three storey mid-terraced town house, providing three bedroomed and two bathroomed accommodation, including well fitted living/kitchen, garage and pleasant garden, in highly regarded, convenient north Leamington Spa location.

Trinity Street

Is located just off Kenilworth road, is a popular and established north Leamington Spa location ideally suited within walking distance of the town centre and all amenities, including shops, schools and a variety of recreational facilities. This particular location has consistently proved to be very popular.

ehB Residential are pleased to offer 162 Trinity Street, which is an excellent opportunity to acquire a well appointed spacious, three bedroomed and two bathroomed, mid-terraced town house believed to have been original constructed in the 1980's. The property has is offered to a good standard of presentation and inspection is highly

recommended.

In detail the accommodation comprises:-

Recessed Porch

With quarry tiled floor, downlighters, bin store and glazed panelled entrance door and side panel leads to the...

Entrance Hall

With radiator, double utility cupboard with plumbing for automatic washing machine, vented for tumble dryer, staircase off with balustrade.

Cloakroom/WC

With corner wash hand basin, tiled splashback, low flush WC, extractor fan.

Well Fitted Dining/Kitchen

14' x 9'9" (4.27m x 2.97m)

With patio doors to rear garden, tiled floor, downlighters, tongued and grooved paneling to two walls, radiator, extensive range of base cupboard and drawer units, complimentary rolled edge work surfaces, tiled splashbacks, matching range of high level cupboards, single drainer one and a half bowl sink unit with flexible mixer tap, stainless steel oven, four ring hob unit, concealed pelmet lighting, plumbing for dishwasher. Access to the rear garden.

Stairs and Landing

With balustrade and radiator.

First Floor Lounge

13'4" x 14' (4.06m x 4.27m)

With oriel bay window, double radiator, three wall light points, TV point.



Bedroom

11'10" x 9'6" (3.61m x 2.90m)

With triple built-in wardrobe, hanging rail, shelf, sliding doors, radiator.

En-Suite Shower Room/WC

6'6" x 5'3" (1.98m x 1.60m)

With tiled shower cubicle, integrated shower unit, pedestal basin, low flush WC, radiator, extractor fan, electric heated mirror.

Stairs and Second Floor Landing

With balustrade, access to fully boarded loft space and loft ladder.

Bedroom

13'4" x 13'10" (4.06m x 4.22m)

With double built-in wardrobe, hanging rail, shelf, oriel bay window, radiator, Velux window.



Bedroom

9'6" x 8' (2.90m x 2.44m)

With Velux window, radiator.

Bathroom/WC

17'9" x 5'6" (5.41m x 1.68m)

With panelled bath, pedestal basin, low flush WC, tiled shower cubicle with integrated shower unit, downlighters, heated towel rail, linen cupboard with louvred door, tiled floor.

Integral Garage (Front)

16'3" x 7'10" (4.95m x 2.39m)

To the front of the property with electric up-and-over door, electric light, power point, personal door to the entrance hall.

Outside (Rear)

To the rear of the property, accessed from the kitchen, is a landscaped rear garden principally paved and gravelled, bounded by a brick wall and close boarded fencing, garden shed and 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 E.

Location

162 Trinity Street
Leamington Spa
CV32 5GY




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

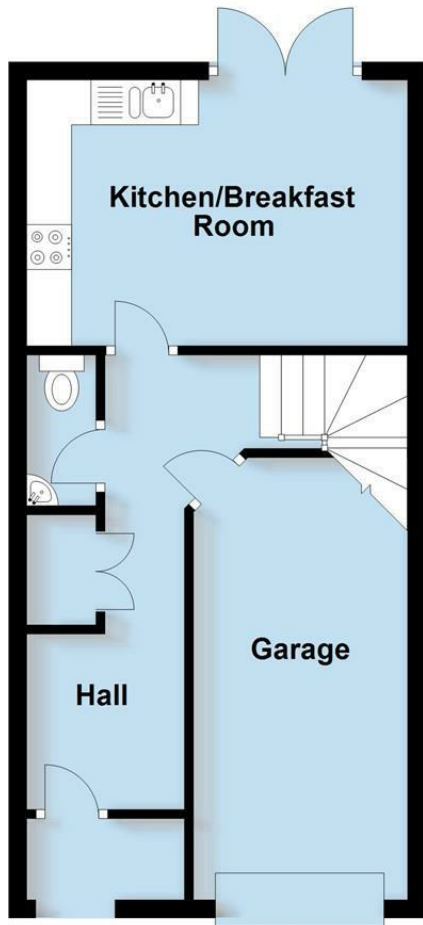
01926 881144 ehbresidential.com

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B		70	
(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

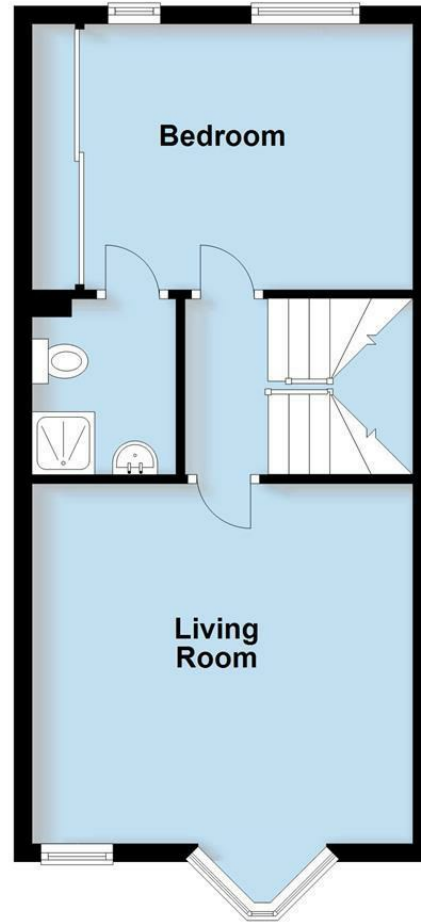
Ground Floor

Approx. 38.9 sq. metres (418.9 sq. feet)



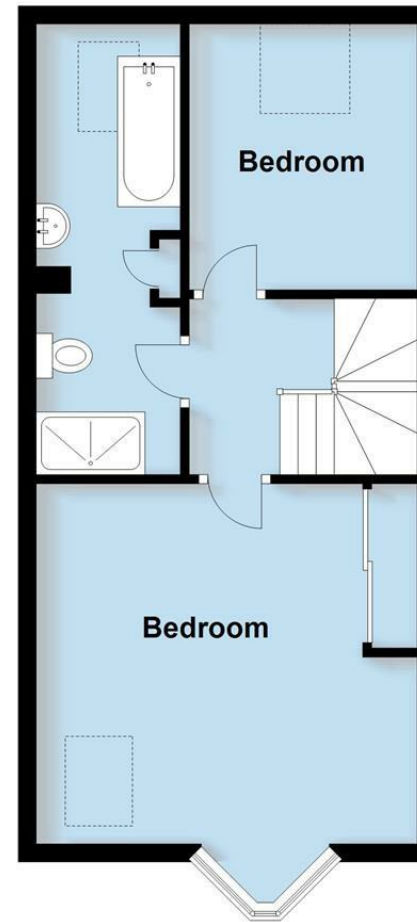
First Floor

Approx. 39.0 sq. metres (419.5 sq. feet)



Second Floor

Approx. 39.0 sq. metres (419.5 sq. feet)



Total area: approx. 116.9 sq. metres (1257.9 sq. feet)

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