

ehB
RESIDENTIAL

Your Property - Our Business



7, Elm Cottages, Hunningham, Leamington Spa

Offers Over
£250,000



An excellent opportunity to acquire a well modernised and extended, end terraced cottage of considerable character, providing deceptively well proportioned two bedroomed accommodation, featuring well fitted kitchen, charming lounge with wood burner and additional utility room, within this highly favoured village location. CHAIN FREE.

Hunningham

Is a charming rural village location approximately 6 miles from the town centre, surrounded by pleasant Warwickshire countryside. The village boasts a well known public house, farm shop, cafe and a good range of facilities and amenities available in nearby Long Itchington and Cubbington. The village is also convenient for access to a number of other work centres including Coventry, Warwick, Rugby and Southam and has consistently proved to be extremely sought after.

ehB Residential are pleased to offer 7 Elm Cottages which is an excellent opportunity to acquire a well appointed, gas fired centrally heated accommodation and with a number of notable features including well fitted kitchen with appliances and additional utility room. Refitted bathroom with ball and claw bath and pleasant south facing front garden overlooking open fields. The property is presented to a good standard throughout and is offered with viewing highly recommended. NO CHAIN.

In detail the accommodation comprises:-

Ground Floor

Canopy Porch

Leads to the...

Lounge

15'6" x 14' (4.72m x 4.27m)

With bay window, fireplace feature with slate hearth, timber lintel and wood burner, downlighters, wood effect laminate flooring, stable type timber panelled entrance door, double radiator, understair cupboard.

Inner Hall

With staircase off, LVT (luxury vinyl tile) floor.

Bathroom/WC

9' x 5' (2.74m x 1.52m)

With stand alone ball and claw bath with mixer tap, shower attachment, wash hand basin, low flush WC, tiled splashbacks with integrated shower unit over bath, rail and curtain, Vaillant combination gas fired central heating boiler and programmer, double radiator, coloured leaded window feature, LVT floor.



Breakfast Kitchen

19'6" x 6' (5.94m x 1.83m)

Being well fitted, with double radiator, LVT floor, extensive range of timber faced base cupboard and drawer units, matching high level cupboards with complimentary rolled edge work surfaces, single drainer one and a half bowl stainless steel sink unit with mixer tap, built-in fridge freezer, stainless steel five ring hob unit with extractor hood over, oven, tiled splashbacks and double radiator.

Utility Room

6' x 6'6" (1.83m x 1.98m)

With rolled edge work surface, plumbing for automatic washing machine and dishwasher, radiator, stainless steel sink unit with mixer tap, tiled splashbacks.

Stairs and Landing

Bedroom

13'6" x 9' (4.11m x 2.74m)

With double built-in wardrobe, including hanging rail and shelf, solid wood floor, radiator, views towards open countryside.

Bedroom

13'4" x 8'3" (4.06m x 2.51m)

With vinyl floor, radiator.

Outside

To the front of the property is a pleasant landscaped garden comprising shaped lawn, surrounded by picket fencing, cobbled pathways, being south facing. To the rear of the property pedestrian access leads to a communal paved courtyard and brick built store.

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

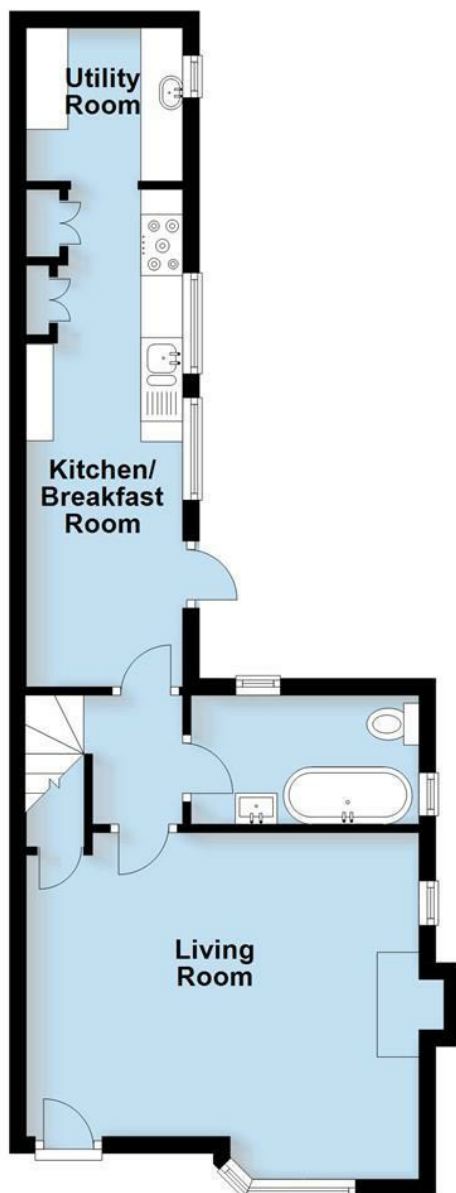
Council Tax Band C.

Location

CV33 9DZ

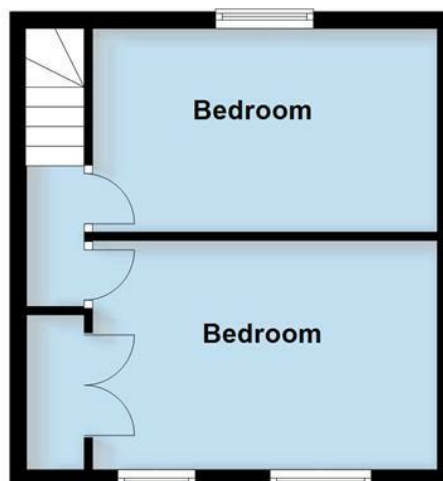
Ground Floor

Approx. 40.8 sq. metres (439.2 sq. feet)



First Floor

Approx. 25.9 sq. metres (278.8 sq. feet)



Total area: approx. 66.7 sq. metres (718.0 sq. feet)

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	61	
(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