

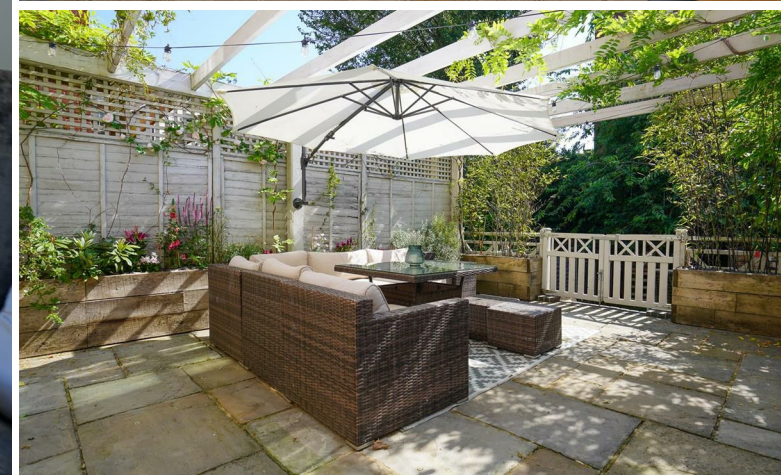
ehB
RESIDENTIAL

Your Property - Our Business



5, Woodbine Street, Leamington Spa

Price Guide
£600,000



A unique opportunity to acquire a much improved and skilfully extended, traditionally styled bay fronted mid terrace villa of immense style and character, with deceptive proportions, providing superbly appointed three bedroomed accommodation in highly regarded north Leamington Spa location.

Woodbine Street

Is a popular and established town location comprising many fine period dwellings, being conveniently sited a short walk from the town centre and an excellent range of facilities and amenities including local shops, well

regarded schools for all grades and a variety of recreational facilities. The location is also convenient for access to the motorway network and local railway station, and has consistently proved to be very popular.

ehB Residential are pleased to offer 5 Woodbine Street which was skilfully modernised and extended approximately 15 years ago to an exceptionally high standard. The property provides generous three bedroomed accommodation over three floors and has many notable features including an impressively fitted split level kitchen and dining room facility, separate study and

charming landscaped gardens of note. The property has been maintained by the present owners to a particularly high standard throughout. The agents consider internal inspection to be essential for the size, level of appointment and situation of this unique property to be fully appreciated.

In detail the accommodation comprises:-

Entrance Hall

With radiator, oak laminate flooring, staircase off and balustrade, timber panelled entrance door with glazed panel over.





Lounge

13'9" x 10'9" (4.19m x 3.28m)

With sash bay window with radiator, fireplace feature with hearth flanked by alcoves with fitted shelves, downlighters.

Bedroom

10'6" x 10'9" (3.20m x 3.28m)

With double radiator, sash window, downlighters, built-in cupboards.

Bathroom/WC

9'11" x 5'9" (3.02m x 1.75m)

With white suite comprising panelled bath with wall

mounted mixer tap, wash hand basin, low flush WC, Travertine tiled flooring and tongue and groove panelling to dado height, tiled shower enclosure with integrated shower enclosure, downlighters, built-in medicine cabinet.

Accessed from the Reception Hall is the Lower Ground Floor

Staircase to Lower Ground Floor Hallway

With Travertine tiled floor.

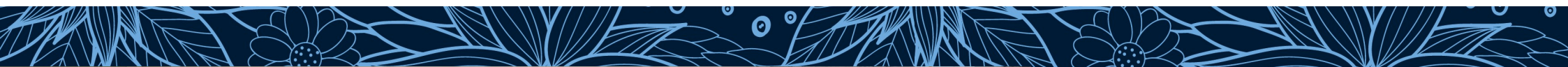
Utility Room Off

7'6" x 6'9" (2.29m x 2.06m)

With range of base cupboard and drawer units, with timber work surfaces, single drainer stainless steel sink unit with mixer tap, high level cupboards, Travertine tiled floor, plumbing for automatic washing machine.

Cloakroom/WC Off

With low flush WC, wash hand basin with mixer tap, tiled splashback, chrome heated towel rail, downlighters, extractor fan.





Kitchen

14' x 11' (4.27m x 3.35m)

With extensive range of attractive base cupboard and drawer units with timber work surfaces, inset Belfast twin bowl sink unit with mixer tap, built-in dishwasher, Smeg range with extractor hood over, timber lintel feature over, matching range of high level cupboards with concealed pelmet lighting, built-in fridge freezer, Travertine tiled floor, contemporary style tubular radiator, downlighters, with understair cupboard and partly open with steps to the...

Dining Room

12'6" x 10' (3.81m x 3.05m)

With twin French doors to rear garden, downlighters, part glazed panelled pitched ceiling feature, contemporary style tubular radiator, built-in custom made cushion seating, further radiator.

Accessed from the Kitchen is the...

Study

10'4" x 6'4" (3.15m x 1.93m)

With Travertine tiled floor, double radiator, built-in desk and drawer units, meter cupboard.

Stairs and First Floor Landing

With access to roof space being boarded with pull down ladder. Leading to...

Bedroom

16'3" x 11'4" (4.95m x 3.45m)

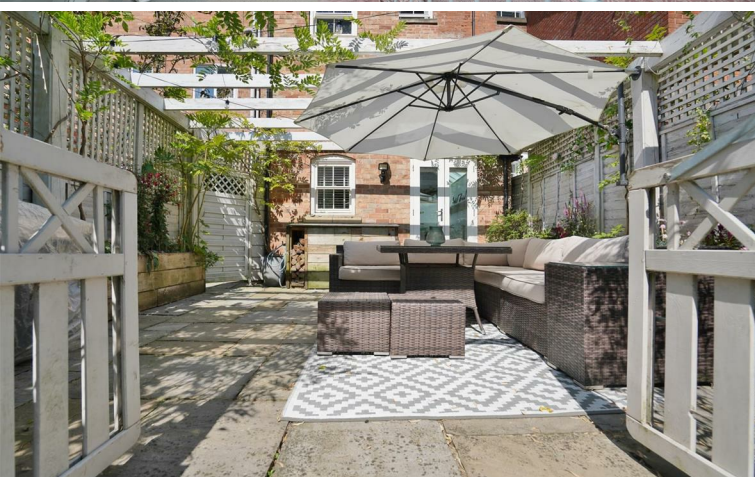
With two double built-in wardrobes with hanging rail, shelves, two double radiators, two sash windows, downlighters.

Bedroom

10'10" x 8'3" (3.30m x 2.51m)

With range of built-in wardrobes, hanging rail, shelves, double radiator, downlighters, alcove with fitted shelves.





Bathroom/WC

7'10" x 5'7" (2.39m x 1.70m)

With oversized tiled shower enclosure with integrated shower unit, wash hand basin, low flush WC, tongue and groove panelling to dado height, chrome heated towel rail, engineered oak flooring, downlighters, extractor fan.

Outside

Pedestrian access to the charming landscaped rear garden with extensive paved patio with raised timber sleeper built flower beds, log store, gates and steps leading to a synthetic lawned garden area, bounded by close boarded fencing, timber garden shed, well screened by established foliage.

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

CV32 5BG



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- Land and New Homes Agents

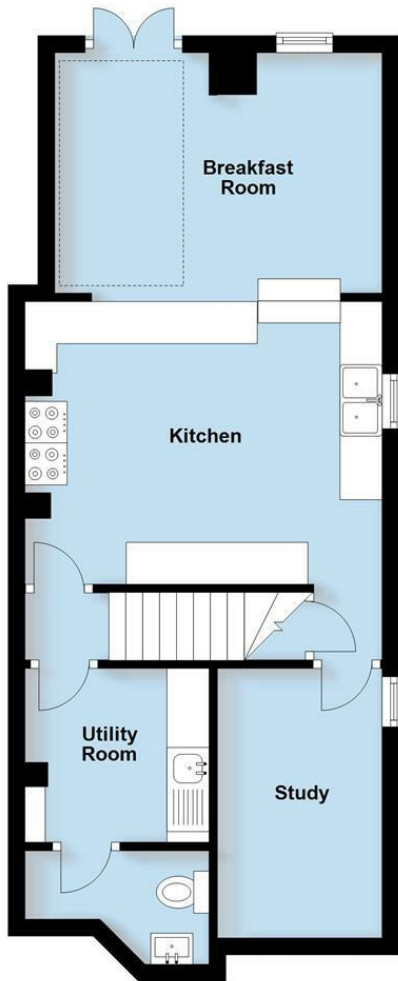
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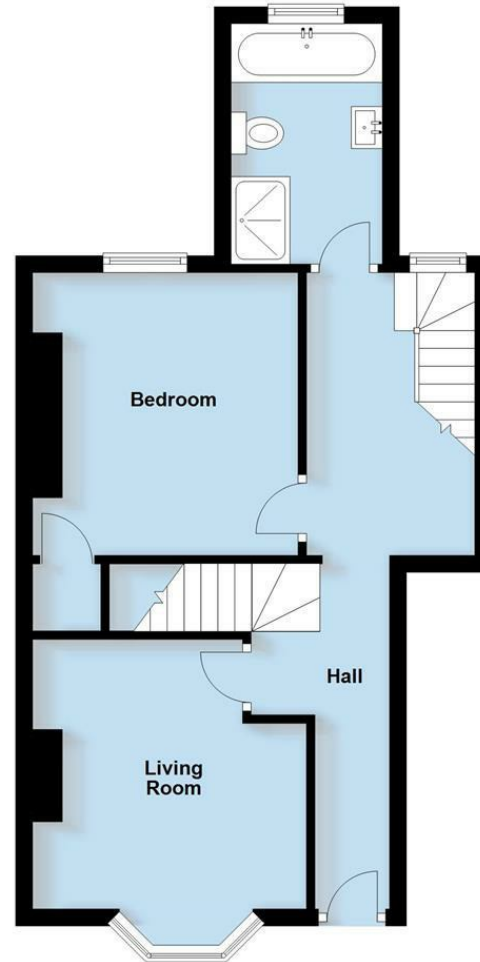
Lowest Ground Floor

Approx. 43.7 sq. metres (470.7 sq. feet)



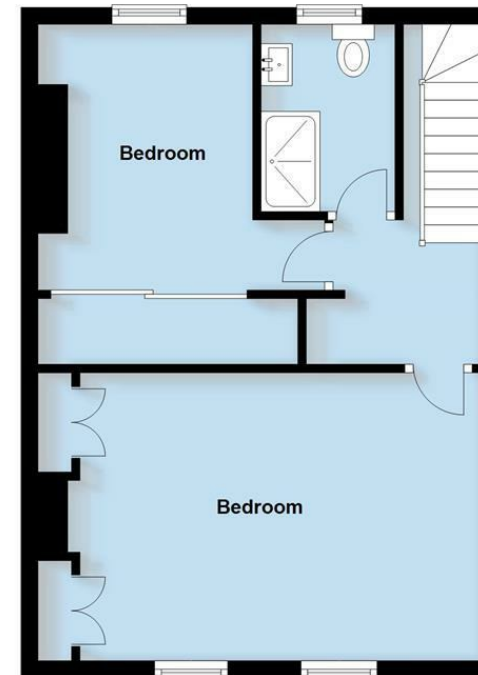
Ground Floor

Approx. 41.1 sq. metres (441.9 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.6 sq. feet)



Total area: approx. 124.6 sq. metres (1341.2 sq. feet)

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