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4, Marbled Close, Leamington Spa



A spacious and enlarged AC Lloyd two double bed roomed semi-detached property, situated on the edge of this well regarded development, benefitting from two double en-suite bedrooms and conservatory addition to the rear.

Briefly Comprising;

Entrance vestibule hallway, living room with double doors to dining/kitchen with integrated appliances, ground floor cloakroom, double doors to good sized conservatory to rear. First floor landing, airing cupboard, Master with built-in wardrobes and en-suite shower room, bedroom two with en-suite bathroom. Upvc double glazing, gas radiator heating. Double length driveway, landscaped and patiod rear garden.

The Property

Is approached via a tarmac driveway with paved path to...

Canopy Porch

With leaded stained double glazed entrance door to...

Entrance Vestibule Hallway

With wood look flooring and inset mat well, staircase rising to first floor and panelled door to...

Living Room

9'7" x 17'7" (2.92m x 5.36m)
With upvc multi pane styled double glazed window to front elevation, radiator, continuation of wood look flooring, further radiator, half door to useful understair store cupboard, part multi paned glazed double doors to...

Dining/Kitchen

13'1" x 10'2" (3.99m x 3.10m)
Being open plan and yet forming distinctive areas.

Kitchen Area

Comprising; range of white wall and base units with wood block look working surface over, inset four point stainless gas hob with stainless

oven below and filter hood over, sink drainer unit with mixer tap, concealed fridge and freezer, concealed Electrolux washing machine, upvc double glazed windows to rear elevation, splashback tiling.

Dining Area

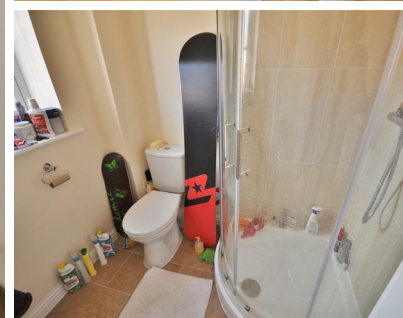
With double radiator and upvc double glazed doors leading to conservatory, door to...

Ground Floor WC

Fitted with a white low level WC, wall mounted wash hand basin, splashback tiling, radiator, continuation of wood look flooring, extractor.

Conservatory

9'8" x 13'1" (2.95m x 3.99m)
With upvc double glazed windows, double doors leading to garden with angled polycarbonate roof over, plastered walls with wall lighting and double radiator, continuation of wood look flooring.



First Floor Landing

With hatch to roof space, panelled doors to all first floor accommodation, upvc double glazed window to side elevation.

Bedroom Two (Rear)

13'1" x 10'2" max (3.99m x 3.10m max)

With upvc double glazed window to rear elevation, door to cupboard housing Potterton Promax combination boiler, door to...

En-Suite Bathroom

Fitted with a white suite to comprise; low level WC, pedestal wash hand basin, bath with mixer tap with wall mounted shower attachment, full splashback tiling to bath and shower area, chrome radiator towel rail, downlighter points, extractor.

Bedroom One (Front)

9'6" x 11'9" plus built-in w/robes (2.90m x 3.58m plus built-in w/robes)

With upvc multi paned double glazed window to front elevation, radiator, twin set of double doors to built-in wardrobe, hanging rail, shelf, door to...

En-Suite Shower Room

Fitted with a white suite to comprise; low level WC, corner wash hand basin with mono-mixer, corner shower cubicle with fixed rainwater style shower head and additional hand held shower attachment, splashback tiling, upvc obscure double glazed window to front elevation, downlighter points to ceiling, extractor, chrome radiator towel rail.

Outside

To the front of the property there is a shallow fore garden with herbaceous planting, double length tarmac driveway to the side of the property. Rear garden principally patioed and landscaped with three levels and gated side 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.

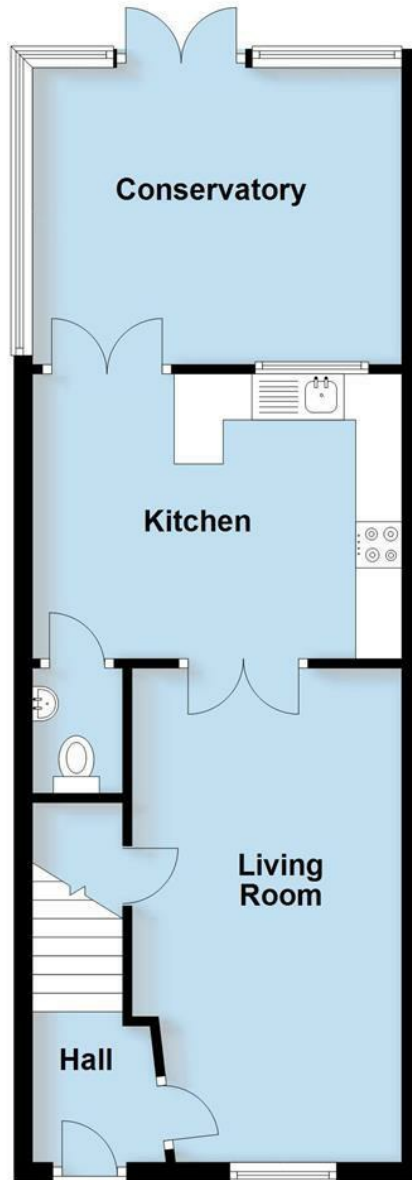
Council Tax

Council Tax Band C.

Location

CV31 1AY

Ground Floor
Approx. 47.6 sq. metres (512.3 sq. feet)



First Floor
Approx. 34.3 sq. metres (368.9 sq. feet)



Total area: approx. 81.9 sq. metres (881.2 sq. feet)

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

Your Property - Our Business

- Residential Estate Agents
- Lettings and Property Managers
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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (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