



## 4A, Cromer Road, Leamington Spa, CV32 7RY

A particularly well proportioned, two bedroomed end townhouse, recently subject to a complete refurbishment including refitted kitchen and bathroom, featuring good sized garden and rear off-road car parking, in highly regarded North Leamington Spa location. NO CHAIN.



## 4A Cromer Road Leamington Spa CV32 7RY

### [Cromer Road](#)

Is a popular and established North Leamington Spa location conveniently sited approximately one mile from the town centre, close to a good range of local facilities and amenities, including local shops, schools for all grades and a variety of recreational facilities including nearby Newbold Comyn. This particular location has consistently proved to be very popular.

ehB Residential are pleased to offer 4A Cromer Road which is an opportunity to acquire a particularly well proportioned two bedroomed, end townhouse which is understood to have been originally constructed approximately 20 years ago and has just had a complete refurbishment, new carpets, redecoration throughout and gas fired central heating. The property features a good sized garden with good sized rear off-road car parking facility and is offered with IMMEDIATE VACANT POSSESSION. The agents consider the property will be an ideal opportunity for both first time buyers and investors. Inspection recommended.

In detail the accommodation comprises:-

### [Canopy Porch](#)

Leading to...

### [Entrance Hall](#)

With timber and glazed panel entrance door, new flooring, upvc framed sealed unit double glazing.



#### Refitted Kitchen

9'4" x 8'4" (2.84m x 2.54m)

With extensive range of base cupboard and drawer units with complimentary rolled edge work surfaces and returns, matching range of high level cupboards, single drainer stainless steel sink unit with mixer tap, built-in stainless steel four ring hob, oven and extractor, new free standing fridge freezer and washing machine, Ideal gas fired central heating boiler and programmer, built-in dishwasher, radiator, downlighters.

#### Lounge/Dining Room

17'3" x 13'4" (5.26m x 4.06m)

With patio doors overlooking the rear garden, two radiators, wall light points, staircase off with balustrade, new carpets.

#### Stairs and Landing

With turned balustrade, access to roof space.

#### Refitted Bathroom/WC

6' x 5'9" (1.83m x 1.75m)

With white suite comprising panelled bath with mixer tap, shower attachment, pedestal basin with mixer tap, low flush WC, two splashbacked walls, downlighters, extractor fan and radiator.

#### Bedroom

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

With wall light points and radiator.

#### Bedroom

7'2" x 9'4" (2.18m x 2.84m)

With built-in cupboard and built-in open cupboard with radiator.

#### Outside

To the rear of the property is a good sized, landscaped rear garden, comprising paved patio, shaped lawn, good sized gravelled car parking area with gate, bounded by close boarded fencing with pedestrian 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

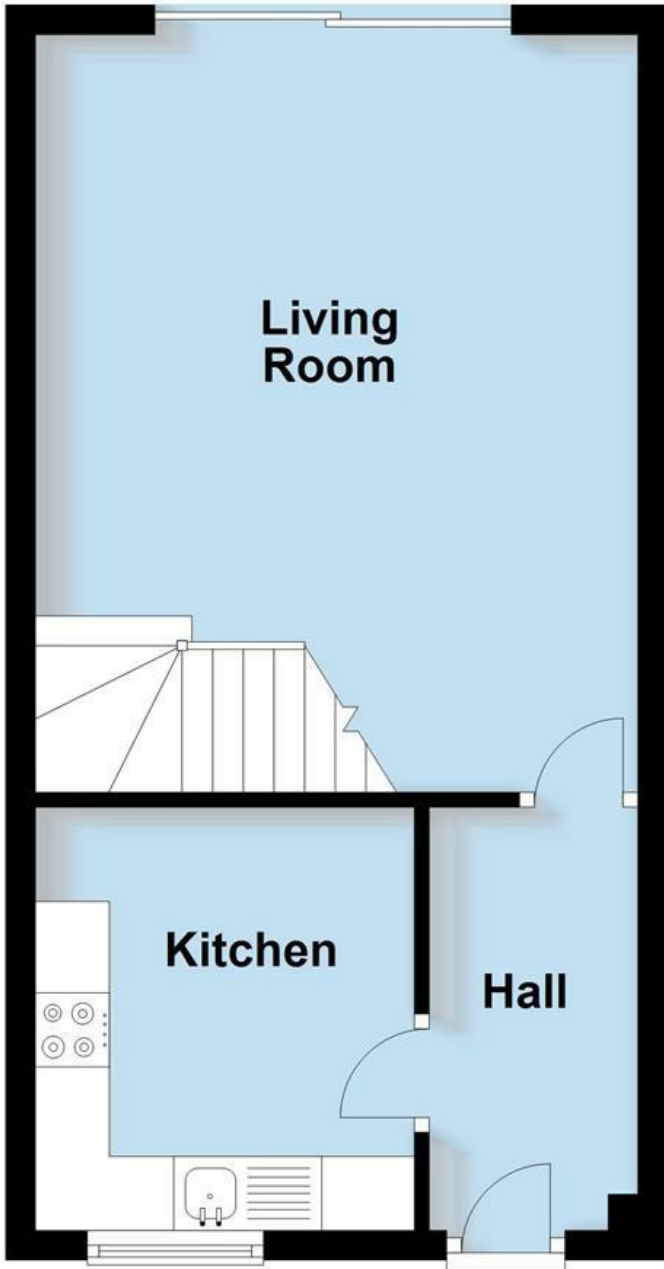
Council Tax Band B.

#### Location

CV32 7RY

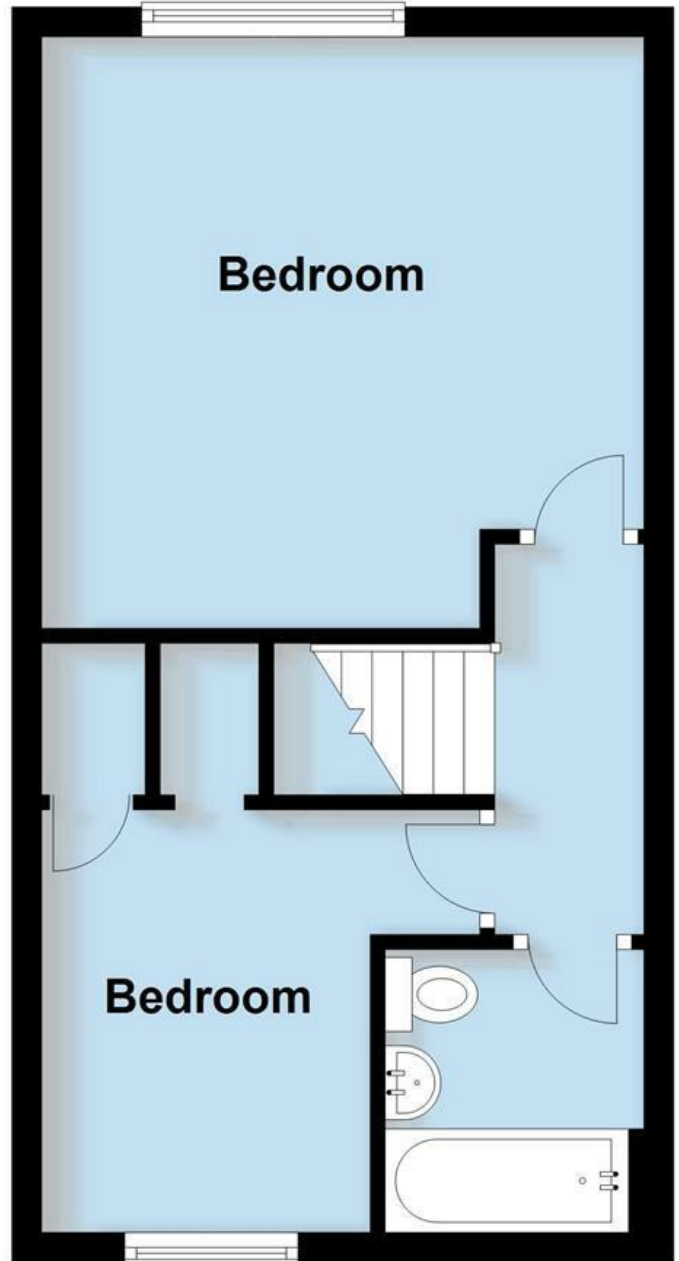
## Ground Floor

Approx. 32.9 sq. metres (354.0 sq. feet)



## First Floor

Approx. 32.9 sq. metres (354.0 sq. feet)



Total area: approx. 65.8 sq. metres (708.0 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	73	
(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		

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