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19a, Avon Road, Whitnash, Leamington Spa



A much improved and extended semi detached family residence, providing well appointed four bedroomed and two bathroomed accommodation including excellent living accommodation and comprehensively fitted kitchen, with large landscaped garden, garage and car port. Subject to recent redecoration.

Avon Road

Is a popular and established cul-de-sac location, ideally sited a short walk from excellent local facilities and amenities including local shops, schools for all grades and recreational facilities and also within easy reach of the town centre approximately two and a half miles distant.

The Property

Is a much improved and extended 1970's built semi detached family residence which has the benefit of gas fired central heating, upvc framed sealed unit double glazing and has been improved by the present owners to provide very well appointed four bedroomed and two bathroomed accommodation which is offered to an excellent standard of presentation throughout. The property also features a comprehensively fitted living kitchen arrangement and a fitted tiled bathroom. The property is pleasantly sited towards the head of this cul-de-sac with excellent off road car parking, car port and garage and large landscaped rear garden. The agents consider internal inspection to be essential for its size, level of presentation and appointment to be fully appreciated.

In further detail the accommodation comprises:-

Enclosed Storm Porch

With tiled floor, timber panelled entrance door with glazed fan light and glazed side panels leading to...

Reception Hall

With staircase off, turned balustrade, concealed radiator, wood flooring, under stair cupboard and telephone point.

Refitted Cloakroom/WC

Being half porcelain tiled with wood effect tiled floor, vanity unit incorporating wash bowl and mixer tap, low flush WC with concealed cistern, part porcelain tiled walls.

Lounge

17'5" x 11'10" (5.33 x 3.61)

With bow window, laminate floor, radiator, TV point, wall light point, marble fireplace and hearth feature with gas real flame effect fire and connection.

Sitting Room

10'11" x 9'3" (3.35 x 2.82)

With coving to ceiling and radiator, open to...

Comprehensively Fitted Living/Kitchen

18'6" max x 20'11" max (5.64 max x 6.40 max)

With extensive range of cream faced base cupboard and drawer units, rolled edge work surfaces

and splash back returns, further tiled splash backs, matching range of high level cupboards, built in stainless steel oven and four ring hob unit with canopy extractor hood over, adjoining three quarter height unit, wall mounted gas fired central heating boiler and programmer, chrome heated towel rail, wood effect tiled floor, appliance space and plumbing for automatic washing machine, inset single drainer one and a half bowl porcelain sink unit, Flexi mixer tap, built in dish washer, patio doors to rear garden flanked by contemporary style radiator, further glazed panelled rear door, down lighters, Velux window and skirting LED lighting, further range of shallow matching base cupboard and drawer units incorporating wine rack.

Stairs and Landing

With side window, turned balustrade, airing cupboard with shelves and radiator and combination boiler.

Refitted Bathroom/WC

9'6" x 10'0" (2.90 x 3.07)

Being tiled with tiled floor, vanity unit incorporating wash hand basin with mixer tap, low flush WC, corner panelled bath, quadrant shower cubicle with integrated shower unit, chrome heated towel rail, down lighters, mirror cabinets and central vanity mirror.

Bedroom One

13'8" x 10'11" (4.19 x 3.35)

With range of built in wardrobes with hanging rail, shelves comprising three double and one single, coving to ceiling.





Bedroom Two

12'0" x 14'9" (3.66 x 4.50)

With radiator, triple built in wardrobe with sliding part mirrored doors with hanging rail and shelves, coving to ceiling, laminate floor and down lighters.

Bedroom Three

7'3" x 6'7" (2.21m x 2.01m)

With laminate floor, radiator.

Stairs and Second Floor Landing

With balustrade lead to...

Bedroom Four

12'11" plus w/robes x 18'0" max (3.96 plus w/robes x 5.49 max)

With windows to two aspects including Velux window, two radiators, range of custom made built in wardrobes with hanging rails, shelves and laminate floor.

En-Suite Shower Room/WC

6'11" x 8'0" (2.13 x 2.44)

Being tiled with tiled floor, shower cubicle with Triton electric shower unit, pedestal basin with mixer tap, low flush WC, access to storage facility within the eaves, chrome heated towel rail.

Outside

The property occupies a pleasant position towards the head of this established cul-de-sac with

shaped lawn front garden, flower borders, block paved drive providing off road car parking with wrought iron gates leading to the adjoining car port. There is a good sized rear garden which has been well landscaped with block paved patio, shaped lawn flanked by established borders and close boarded fencing with further sun terrace, timber garden shed and covered storage facility.

Car Port

40'8" x 8'3" (12.42 x 2.54)

Leading to...

Brick Built Garage

20'11" x 8'0" (6.40 x 2.44)

With electric light, power point and personal door.

Adjoining Garden Store

8'11" x 8'0" (2.74 x 2.44)

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 2NJ

- 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
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

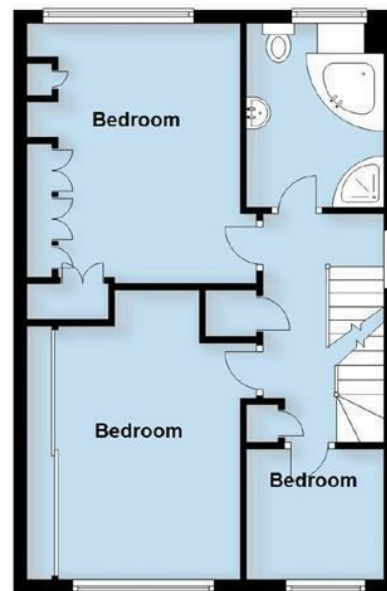
Ground Floor
Approx. 93.5 sq. metres (1006.3 sq. feet)



Garage
6.41m x 2.84m
(21' x 9'4")

Total area: approx. 175.5 sq. metres (1888.6 sq. feet)

First Floor
Approx. 49.8 sq. metres (535.7 sq. feet)



Second Floor
Approx. 32.2 sq. metres (346.6 sq. feet)

