

ehB
RESIDENTIAL

Your Property - Our Business



14, Campion Road, Leamington Spa

£2,300 PCM



EHB Residential are delighted to offer this superbly appointed traditionally styled bay fronted mid terraced villa of style and character recently modernised to successfully integrate a high level of modern appointment within the generous four bedroomed accommodation, in this highly regarded north Leamington Spa location.

Campion Road

Is a popular and established north Leamington Spa location comprising many fine period dwellings being conveniently sited within easy reach of the town centre and all amenities including shops, schools and recreational facilities and also within easy reach of the local railway station. Recent sales experience of this particular locality has proved it to be much sought after.

The Property

Is a well proportioned traditionally styled bay fronted mid terraced villa providing gas centrally heated four bedroomed

accommodation which has been subject to much improvement and extension by the present owners to successfully integrate a high level of modern appointment with much of the property's original character. The property features a pleasant well fitted living kitchen arrangement and landscaped 'town' garden and is offered to an exceptional standard of presentation throughout. Inspection highly recommended.

In further detail the accommodation comprises:-

Recessed Porch

Reception Hall

With timber and leaded glazed panelled entrance door, concealed radiator, wood flooring, staircase off with balustrade, coving to ceiling, dado rail and under stair cupboard.

Lounge

15'6" x 12'9" (4.72 x 3.89)

With fireplace feature with slate hearth and wood burner, bay window with plantation blind, double radiator, picture rail, coving to ceiling and twin timber panelled doors leading to...

Dining Room

13'0" x 10'0" (3.96 x 3.05)

With wood flooring, concealed radiator, cast iron period fireplace feature, picture rail, coving to ceiling, alcove with fitted shelves and built in cupboards.

Morning Room

11'0" x 10'6" (3.35 x 3.20)

With cast iron fireplace feature, double radiator, wood flooring, boiler cupboard containing Baxi gas fired central heating boiler, custom made bookcase and cupboard unit.



Fitted Breakfast Kitchen

11'0" x 13'10" (3.35 x 4.22)

With pattern tiled floor, twin french doors and side panels overlooking the rear garden, velux window, down lighters, range of base cupboard and drawer units with granite work surfaces and return splash backs, appliance space with extractor hood over, Belfast style sink unit with mixer tap, plumbing for automatic washing machine and dishwasher, three quarter height units and double radiator.

Cloakroom/WC

With low flush WC, corner wash hand basin with mixer tap, tiled splash back, tiled floor and extractor fan.

Bathroom/WC

11'0" x 8'0" (3.35 x 2.44)

With stand alone designer bath with mixer tap and shower attachment, pedestal basin with mixer tap, low flush WC, tiled shower cubicle with integrated shower unit, chrome heated towel rail, heated tiled floor and down lighters.

Bedroom Two

10'9" x 7'7" (3.28 x 2.31)

With polished timber floor, radiator, alcove with hanging rail and shelf.

Bedroom Three

13'0" x 10'0" (3.96 x 3.05)

With radiator and alcove with fitted shelves.

Master Bedroom

17'0" x 15'7" (5.18 x 4.75)

With polished timber flooring, period fireplace feature, bay window with plantation blinds, two radiators, alcove with fitted shelves.

Stairs and Landing

With turned balustrade, access to good sized roof space.

Bedroom Four

17'6" x 15'4" (5.33 x 4.67)

With period cast iron fireplace feature and radiator.

Outside

There is a landscaped forecourt bounded by brick wall, principally paved with inset flower beds. A free landscaped town rear garden with pedestrian access leading to shaped astro-turf with paved terrace, raised flower borders, steps to breakfast kitchen, outside light.

Location

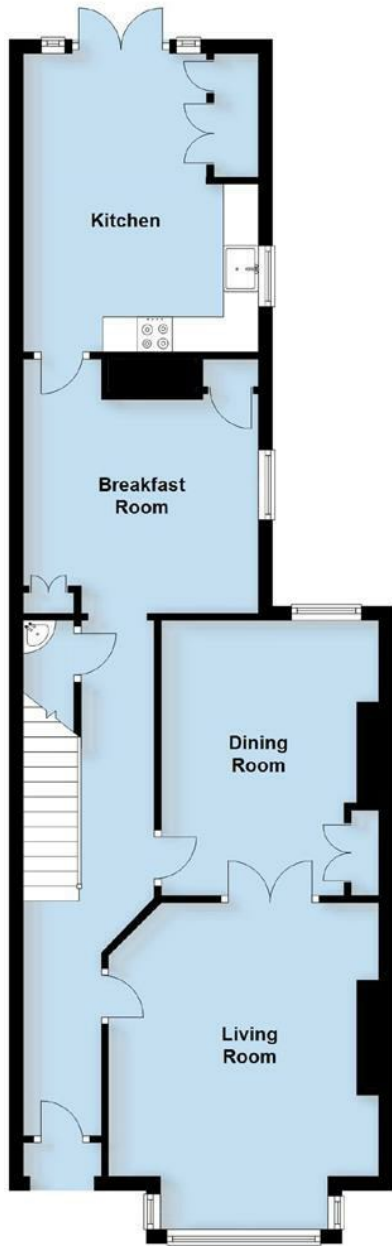
Proceeding north from our office via Warwick Place, take the right hand turn into Clarendon Avenue and proceed for its entirety and turn left into Clarendon Street. Follow onto Lillington Road and turn right into Campion Road and the property will be found located on the left hand side.

Campion Road.

Leamington Spa
CV32 5XG

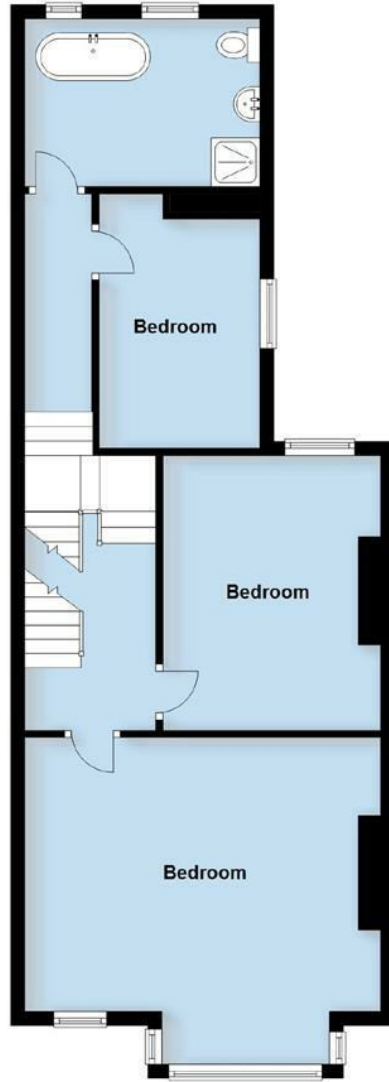
Ground Floor

Approx. 69.8 sq. metres (751.5 sq. feet)



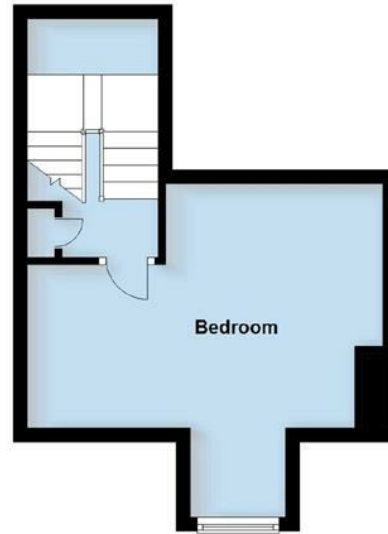
First Floor

Approx. 63.5 sq. metres (683.4 sq. feet)



Second Floor

Approx. 24.1 sq. metres (259.0 sq. feet)



Total area: approx. 157.4 sq. metres (1693.8 sq. feet)

Your Property - Our Business

- 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

72

54

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.