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RESIDENTIAL

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38, New Street, Leamington Spa



A character bay fronted, two bedroomed enlarged terraced property, situated in this convenient and popular location just south of the town centre within easy reach of the local parks and railway station.

#### Briefly Comprising;

Entrance hallway, snug/study, living room, open plan dining/kitchen, garden room/conservatory to rear, ground floor shower room. First floor landing, master bedroom with en-suite bathroom and additional double bedroom to the front. Gas radiator heating. Shallow fore garden and walled courtyard garden to the rear.

#### New Street

Is conveniently sited within the town, and over recent times has proved to be a popular location.

The property offers flexible well proportioned accommodation, sitting room, semi-open plan to dining kitchen area in turn leading into the conservatory/garden room toward the rear of the house with a separate multi purpose reception room to the front. Both bedrooms are similar size and there is a south facing walled rear garden.

#### The Property

Is approached via a concrete path with stripped timber entrance door with obscure glazed window giving access to...

#### Entrance Hallway

With staircase rising to first floor landing, radiator, exposed timber flooring.

#### Snug/Study

9'3" x 11'11" into bay (2.82m x 3.63m into bay) With timber framed sash window to front elevation, fireplace surround with tiled hearth, radiator.





### Living Room

12'7" x 10'11" (3.84m x 3.33m)

With feature fireplace surround with tiled hearth and back, radiator, exposed timber skirting, display shelving to recess, broad opening through to...

### Semi-Open Plan Dining/Kitchen

13'3" x 10'2" (4.04m x 3.10m)

### Kitchen Area

With a range of cream shaker style base and wall units with wood block look working surface over,

one and a half bowl sink drainer unit, inset four point stainless gas hob with stainless and glazed filter hood over and oven below, space to side for tall fridge freezer, concealed Bosch dishwasher, concealed Indesit washing machine, wood look laminate flooring.

### Dining Area

With angled polycarbonate roof and radiator, small step down to...

### Garden Room/Conservatory

7' x 7'7" (2.13m x 2.31m)

Continuation of angled polycarbonate roof, upvc double glazed sliding patio doors to garden and window to side, continuation of wood look laminate flooring, radiator, door to...

### Ground Floor Shower Room/WC

Fitted with a low level WC, wash hand basin, shower cubicle with Triton T80z electric shower, splashback tiling, two upvc obscure double glazed windows, angled ceiling line, extractor.





#### Cellar

Approached via a door from the living room with steps leading down to the...

#### Main Chamber

9'3" x 11'3" max (2.82m x 3.43m max)

#### First Floor Landing

#### Bedroom One (Rear)

12'6" x 11'3" (3.81m x 3.43m)

With upvc double glazed window to rear elevation,

feature fireplace surround, double radiator, access to boarded loft space with pull down ladder.

#### En-Suite Bathroom

Fitted with a white suite to comprise; low level WC, pedestal wash hand basin with mono-mixer, bath with mixer tap with shower attachment, splashback tiling, louvred door to AIRING CUPBOARD with slatted shelving, wall mounted Glow-Worm boiler, store cupboard to side, two upvc obscure double glazed windows, double radiator.

#### Bedroom Two (Front)

12'7" x 8'11" (3.84m x 2.72m)

With upvc double glazed window to front elevation, radiator, original stripped door to wardrobe over staircase with hanging rail and shelf.

#### Outside (Front)

To the front of the property is a shallow fore garden laid to stone chippings with dwarf wall and wrought iron railing.





#### Outside (Rear)

The rear garden is principally surrounded by brick walling with a patio area across the rear of the property, herbaceous planted borders, outside tap, small wooden store shed.

#### 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

CV31 1HP



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

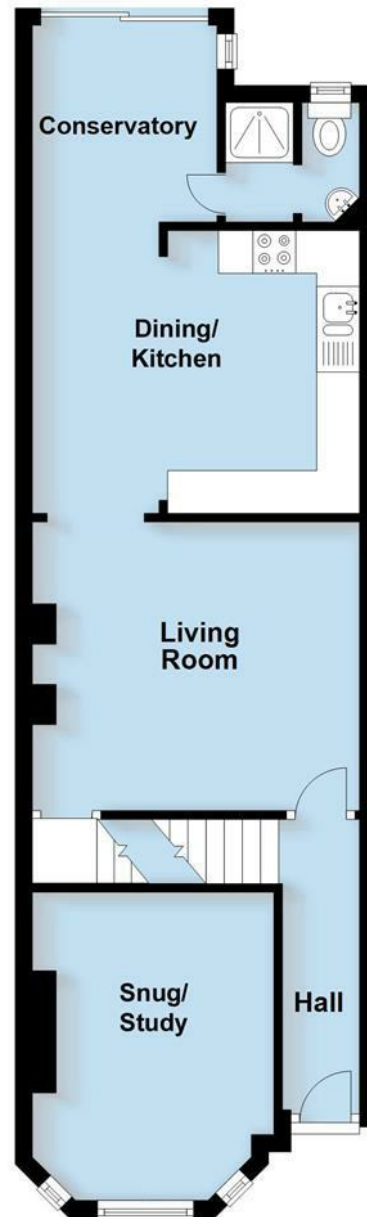
01926 881144 [ehbresidential.com](http://ehbresidential.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			73
(55-68) <b>D</b>		54	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

## Ground Floor

Approx. 49.4 sq. metres (531.4 sq. feet)



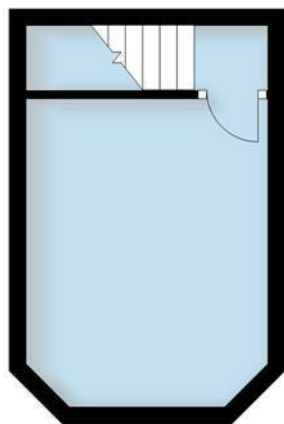
## First Floor

Approx. 34.5 sq. metres (371.8 sq. feet)



## Basement

Approx. 12.3 sq. metres (132.2 sq. feet)



Total area: approx. 96.2 sq. metres (1035.4 sq. feet)

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