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330, Myton Road, Leamington Spa

O.I.R.O £675,000



A well proportioned and attractive four bedroom detached property situated on a corner plot and offering scope for updating and improvement.

Briefly Comprising;

Entrance hallway, living room, family room, dining room, breakfast kitchen, enclosed side lobby, enclosed outside WC, store cupboard, garage. First floor landing, four well proportioned bedrooms (three double), family bathroom. Gas radiator heating. Driveway, lawned front garden and large lawned rear garden. NO CHAIN.

330 Myton Road

Is a uniquely styled and attractive mid-century property. The property, does offer excellent potential for further updating and extension, subject to the necessary permission and consents. This particular position is well located for both Leamington and Warwick town centres, local schooling, recreational facilities, shopping and Leamington train station within walking distance.

The property has an attractive façade and is quite unique to the area, and in the Agents opinion we feel this property will attract significant interest.

The Property

Is approached via a driveway leading to paved path with canopy porch to six panel entrance door with glazed blocks to side, giving access to...

Entrance Hallway

With glazed partition to dining room, staircase to first floor landing, panelled doors to ground floor accommodation, louvred doors to cloaks cupboard, radiator.

Sitting Room (Front)

17' x 12' (5.18m x 3.66m)

With mid century style metal window to front elevation





with secondary glazed unit behind, exposed ceiling timbers, exposed brickwork to one feature wall with display shelving to side, open fireplace, two radiators, multi paned metal doors to...

Family Room to Rear

15'11" x 10'5" (4.85m x 3.18m)

With large metal landscape window overlooking the garden, cornicing, radiator, door to side.

Dining Room

11'1" x 12'1" (3.38m x 3.68m)

With metal window to front elevation, radiator, serving hatch to...

Breakfast Kitchen

11' x 17'8" (3.35m x 5.38m)

With range of base and wall units with working surface over, inset Bosch stainless steel four point gas hob with double oven to side, sink drainer unit with mixer tap, space for tall fridge freezer, space and plumbing for washing machine, space and plumbing for dishwasher, upvc double glazed window to rear elevation, original fitted cupboards to breakfast area providing additional useful storage, door to large understairs shelved pantry cupboard.

Enclosed Side Lobby

9'2" x 4'9" (2.79m x 1.45m)

With reeded glazed door to garden, further door to side, part glazed door and window to garage, ledge and braced door to store cupboard and...

Ground Floor WC

With white low level WC.

Garage

9'1" x 16'5" (2.77m x 5.00m)

With double doors to front, window to side and wall mounted Potterton profile boiler.





First Floor Landing

With metal window to rear elevation with secondary glazed unit behind, double doors to CUPBOARD with shelf, hanging rail and high level store cupboard over.

Bedroom One (Rear)

16'2" x 10'6" (4.93m x 3.20m)

With metal window to rear elevation, radiator, fitted wardrobe with hanging rail and shelving, vanity unit to recess to side.

Bedroom Two (Front)

12'10" x 12' (3.91m x 3.66m)

With multi paned window to front elevation with secondary glazed unit behind, radiator.

Bedroom Three (Front)

10'10" x 12'2" (3.30m x 3.71m)

With metal window to front elevation with secondary glazed unit behind, radiator, fitted wardrobes and drawers, sink units.

Bedroom Four (Front)

10' x 8'11" to doorway (3.05m x 2.72m to doorway)

With metal window to front elevation, with secondary glazed unit, door to wardrobe with hanging and shelf, high level shelf over, radiator.

Bathroom

With a coloured suite to comprise; low level WC, pedestal

wash hand basin, bath, radiator, metal obscure glazed window to rear elevation, double doors to AIRING CUPBOARD with insulated hot water cylinder and shelving.

Outside

The front of the property is set in predominantly lawned gardens with herbaceous planting and raised border to the front.

Rear gardens are principally lawned extending to the rear and the side of the property with herbaceous planting and borders, attached door to the rear of the property is a lean-to shed. Within in the garden is an...





[Additional Timber Shed](#)
17' x 8' (5.18m x 2.44m)

[Tenure](#)

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

[Services](#)

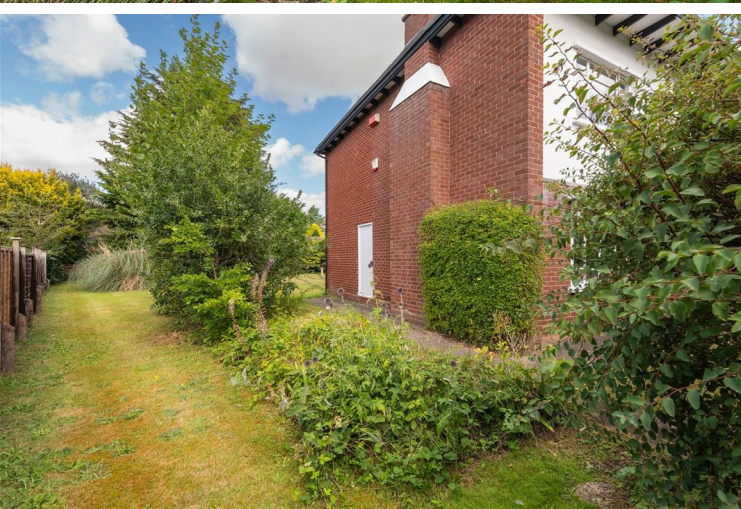
All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in

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 G.

[Location](#)
CV31 3NY





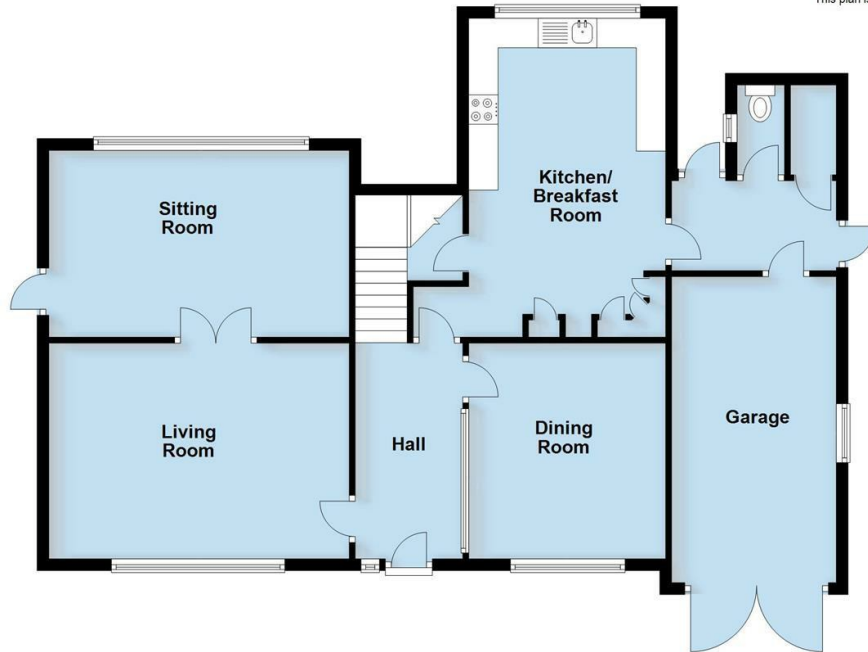


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Ground Floor

Approx. 101.1 sq. metres (1088.6 sq. feet)

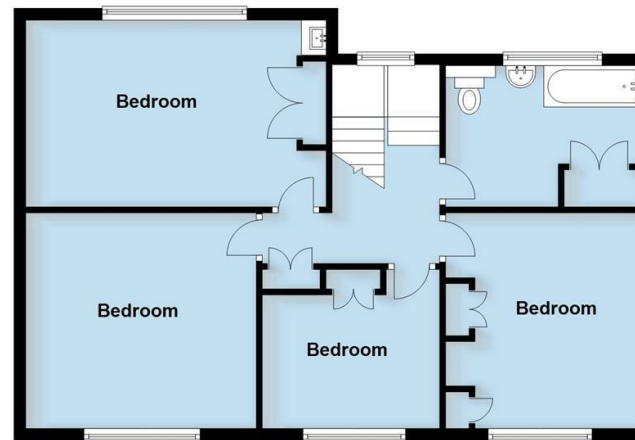


Total area: approx. 169.7 sq. metres (1826.3 sq. feet)

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

First Floor

Approx. 68.5 sq. metres (737.7 sq. feet)



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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	

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