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RESIDENTIAL

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9, Clarendon Avenue, Leamington Spa

£2,700 Per Calendar
Month



This beautifully presented, five bedroom, detached House is located in the heart of the Town Centre and briefly comprises; entrance hallway leading through to two generously sized reception rooms with feature fireplaces, one of the rooms opening up to make an ideal sitting room overlooking the rear garden with a log burner. Newly fitted Kitchen with an extensive range of attractive base cupboard and drawer units, matching range of high level cupboards and island unit with complimentary

granite work surfaces, range of Neff appliances comprising dishwasher, tall fridge and freezer, conventional and steam ovens, multi-functional microwave and warming drawer, five ring induction hob and gas wok inset to island unit, tiled floor, built-in window seat to bay window, further three quarter height units and shallow base units incorporating wine rack, downlighters. From the Kitchen there is access to both the garden and side of the property along with the Utility

Room which has plumbing for a washing machine, vented for tumbler dryer, built-in base cupboard and drawer units, work surface with Belfast sink unit. There is also access through to a good size garage. On to the first floor are 5 bedrooms (3 doubles & 2 singles) the master bedroom benefits from having an En-Suite shower room. There is also a stunning four piece suite bathroom with a roll top bath and walk in shower. The property is offered Unfurnished and benefits



from having a double garage and a rear landscaped, walled garden with patio. Available NOW. Council Tax Band F, Energy Rating D.

Living Room
18'11" x 12'5" (5.79m x 3.81m)

Sitting Room
11'3" x 12'0" (3.43m x 3.66m)

Dining Room
20'11" x 12'7" (6.40m x 3.84m)

Kitchen
22'4" x 14'2" max into bay by 12'2" min
(6.81m x 4.34m max into bay by 3.73m min)

Utility Room
6'11" x 7'10" (2.13m x 2.39m)

Bedroom
3.35m x 3.73m

Bedroom
5.03m x 3.81m

En-Suite Shower Room
7'6" x 10'0" (2.29m x 3.05m)

Bedroom
4.32m x 3.84m

Bathroom
2.82m x 2.51m

Bedroom/Study
9'1" x 7'8" (2.79m x 2.34m)

Bedroom
3.81m x 3.28m

Your Property - Our Business

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		61	
(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

