





A rare opportunity to acquire a most impressive individually styled detached bungalow, recently subject to complete refurbishment to an exceptionally high standard, providing gas centrally heated three bedroomed accommodation, featuring impressively refitted kitchen and bathrooms, in highly regarded and convenient North Leamington Spa cul-de-sac location.

[Inglewood Close](#)

Located just off Cubbington Road, is a popular and established small cul-de-sac of individually styled

bungalows, being conveniently sited within easy reach of the town centre and an excellent range of facilities and amenities including local shops, schools for all grades and a variety of recreational facilities. This particular location has consistently proved to be ever popular.

ehB Residential are pleased to offer 3 Inglewood Close which has been subject to complete refurbishment to a particularly high standard throughout with new carpets and redecoration to a high standard throughout. The property is

pleasantly sited at the head of the cul-de-sac with pleasant established gardens, large garage, car port and ample additional car parking. The agents consider inspection of this most impressive property to be essential for the level of presentation and fitment, size and situation to be fully appreciated, offered with IMMEDIATE VACANT POSSESSION.

In detail the accommodation comprises:-





Recessed Porch

With tiled floor, glazed panelled entrance door and side panel with downlighters leading to the...

Reception Hall

With radiator, boiler cupboard containing combination gas fired central heating boiler.

Refitted Cloakroom/WC

Being half tiled with tiled floor, vanity unit incorporating wash hand basin with mixer tap, wall hung low flush WC with concealed cistern and downlighters.

Lounge

18'4" x 13' (5.59m x 3.96m)
With picture window, chimney breast feature incorporating integrated log effect fire feature with TV recess over, radiator, TV point, downlighters, open to the...

Dining Room

14'6" x 10'6" (4.42m x 3.20m)
With picture window, downlighters, radiator, open to the...

Refitted Kitchen

12' x 11' (3.66m x 3.35m)
With extensive range of gloss white faced base cupboard, drawer units and three quarter height units, with complimentary Quartz work surfaces and returns, inset single drainer colour matched one and a half bowl sink unit and mixer tap, built-in oven and four ring ceramic induction hob with extractor hood over, built-in dishwasher, cabinet with space for American style fridge, downlighters, glazed panelled rear door, high quality LVT wood effect flooring.+



Inner Hall

With picture window, radiator, access to roof space with ladder, utility cupboard with plumbing for automatic washing machine, downlighters.

Bedroom

11' x 9' (3.35m x 2.74m)

With radiator, downlighters.

Refitted Shower Room/WC

Being tiled with tiled floor, large walk-in glazed shower enclosure, "Rain" shower head feature and

separate flexi-head shower with integrated control unit, wash hand basin with mixer tap, wall hung low flush WC with concealed cistern, heated towel rail, downlighters and extractor fan.

Bedroom

14' x 13' (4.27m x 3.96m)

With radiator, downlighters.

Bedroom

23'9" max x 11'4" (7.24m max x 3.45m)

With bevel height glazed bandstand bay feature

with French door to rear garden, radiator, downlighters and fanlight.

Outside

With tarmac drive providing ample off road car parking, leading to the...

Integrated Carport

17' x 13'6" (5.18m x 4.11m)

Which leads to the...



Brick Built Garage

17'6" x 9'6" (5.33m x 2.90m)

With up-and-over door, electric, light, power point and personal door.

Outside (Front)

Is principally laid to gravel with inset flower beds, with pedestrian side access leading to a paved private courtyard and further access to the...

Outside (Rear)

With paved patio, shaped lawn, established flower

borders, timber garden shed, well screened principally by conifers.

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 E.

Location

CV32 7AD

Ground Floor
Approx. 119.5 sq. metres (1286.7 sq. feet)



Total area: approx. 119.5 sq. metres (1286.7 sq. feet)

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		56
(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

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