





A well maintained semi-detached family residence, providing well appointed, gas centrally heated, three bedroomed accommodation on generous corner plot including garage and additional parking, in highly regarded north east Leamington Spa location. **IMMEDIATE VACANT POSSESSION.**

Severn Close

Is located just off Parklands Avenue is a popular and established cul-de-sac location comprising many similar style properties, being conveniently sited within easy reach of the town centre some 2 miles distance and close to a good range of local facilities and amenities including shops on Rugby Road, schools for all grades and a variety of recreational facilities including nearby Newbold Comyn. This particular location has consistently proved to be very popular.

ehB Residential are pleased to offer 14 Severn Close, which is a

well maintained 1960's built chalet style semi-detached family residence, providing gas centrally heated three bedroomed accommodation, which features a well fitted kitchen and bathroom and is presented to an excellent standard throughout. The property occupies a particularly pleasant corner position which includes a detached brick garage and additional parking and is offered with **IMMEDIATE VACANT POSSESSION.**

In detail the accommodation comprises:-

Ground Floor

Entrance Hall

With staircase off, radiator, upvc framed glazed panelled entrance door.

Lounge

17'3" x 10'6" (5.26m x 3.20m)

With radiator, TV point, coving to ceiling.

Separate Dining Room

10'3" x 9'6" (3.12m x 2.90m)

With double radiator, patio doors overlooking rear garden, understair cupboard.

Fitted Kitchen

8'7" x 7'6" (2.62m x 2.29m)

With extensive range of base cupboards and drawer units, complimentary rolled edge work surfaces, tiled splashbacks, high level cupboards, inset single drainer stainless steel sink unit with mixer tap, boiler cupboard containing gas fired central heating boiler and programmer, built-in oven and four ring ceramic hob unit with extractor hood over, appliance space, plumbing for automatic washing machine, tiled floor, coving to ceiling, downlights.

Stairs and Landing

With ranch style balustrade, radiator, linen cupboard.



Bedroom

17'3" x 10'6" (5.26m x 3.20m)
With two radiators.

Bedroom

7'6" x 8'8" (2.29m x 2.64m)
With radiator.

Bedroom

9'6" x 8'6" (2.90m x 2.59m)
With radiator.

Separate WC

With low flush WC, fitted shelves.

Refitted Bathroom

With white suite comprising panelled bath, mixer tap, shower attachment, vanity unit incorporating wash hand basin with mixer tap, tiled splashbacks and shower area, chrome heated towel rail.

Outside

The property occupies a corner plot with lawned open plan front and side garden with flower borders. Pedestrian access to the enclosed rear garden being principally paved, partly walled and partly close board fenced.

Brick Built Garage

16' x 8" approx (4.88m x 2.44m approx)
With up-and-over door and additional drive/standing facility.

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 Band

Council Tax Band D.

Location

CV32 7BZ

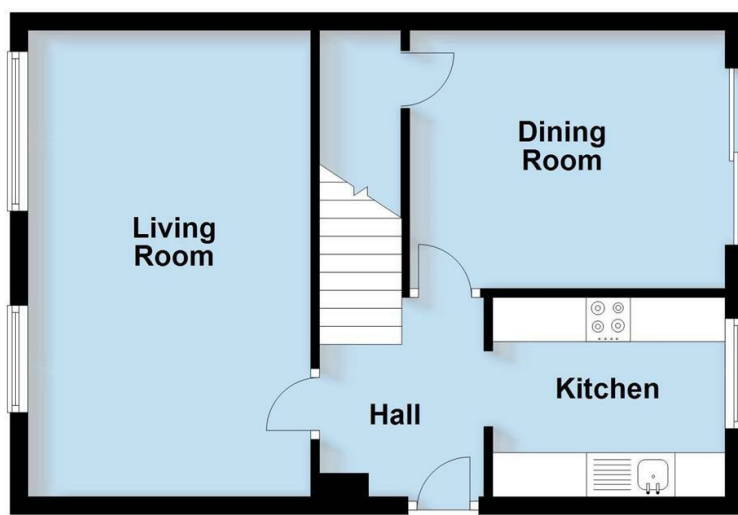
Note:

Photographs showing previous tenant's furniture. NOW
AVAILABLE WITH IMMEDIATE VACANT POSSESSION.

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

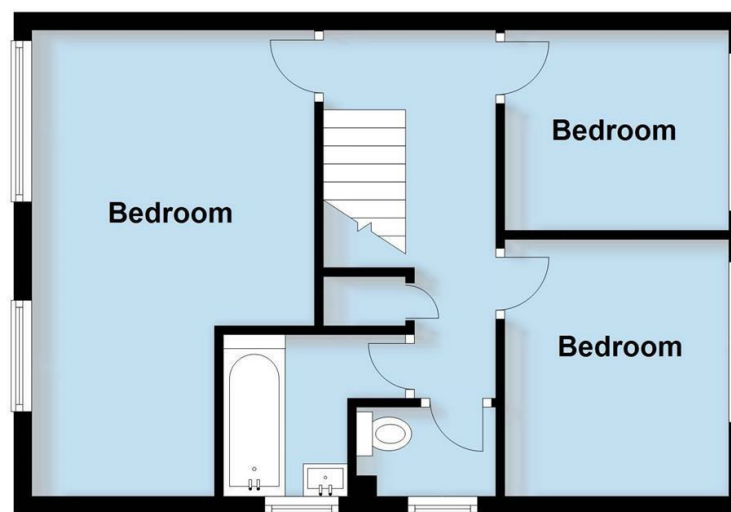
Ground Floor

Approx. 41.7 sq. metres (448.4 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.4 sq. feet)



Total area: approx. 83.3 sq. metres (896.8 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		88
(81-91) B		
(69-80) C		57
(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