

ehB
RESIDENTIAL

Your Property - Our Business



4, Watersfield Gardens, Sydenham, Leamington



A well maintained and improved AC Lloyd built townhouse, providing gas centrally heated three bedroomed accommodation, featuring open plan living/kitchen, in particularly pleasant situation overlooking the canal.

Watersfield Gardens

Located just off Gainsborough Drive, is a popular and established residential location, being particularly pleasant with open aspect towards the canal and conveniently sited within easy reach of the town centre approximately a mile distant, with a good range of local facilities and amenities including local shops, schools for all grades and a variety of recreational facilities. Previous sales experience of this particular location has proved it to be very popular.

ehB Residential are pleased to offer 4 Watersfield Gardens, which is an opportunity to acquire an end townhouse, providing gas centrally heated three bedroomed accommodation, featuring refitted open

plan living/kitchen arrangement with appliances and separate utility room. The property also includes a refitted shower room/WC, garage and established gardens and is offered to a good standard of presentation throughout. The agents consider this competitively priced and particularly well situated property to be highly recommended.

In detail the accommodation comprises:-

Porch

With entrance hall, radiator, staircase off, with balustrade, radiator, understair cupboard, timber and glazed panelled entrance door, laminate floor.

Lounge

14'9" x 13'6" (4.50m x 4.11m)

With picture window, radiator, TV point, glazed panelled door to the...

Refitted Open Plan Living/Kitchen

20' x 10'3" (6.10m x 3.12m)

With laminate floor, twin French doors overlooking the rear garden, radiator, downlighters. Extensive range of light grey faced base cupboard and drawer units with complimentary work surfaces, incorporating peninsular breakfast bar, single drainer stainless steel unit and mixer tap, tiled splashbacks, built-in double oven, four ring hob unit and extractor hood over, flanked by range of high level cupboards, built-in dishwasher, fridge recess with cupboard over, high level cupboard including gas fired central heating boiler and programmer and glazed panelled door to...

Utility Room

13' x 6'4" (3.96m x 1.93m)

With plumbing for automatic washing machine, vented for tumble dryer, high level cupboard and access to rear garden.



Separate WC

With low flush WC, wash hand basin, chrome heated towel rail, high level cupboard, tiled floor.

Stairs and Landing

Access to roof space, airing cupboard, lagged cylinder immersion heater.

Refitted Shower Room/WC

8'4" x 5'9" (2.54m x 1.75m)

Being tiled with tiled floor, with walk-in shower enclosure, Electrolux shower unit and shower screen, wash hand basin inset to vanity unit with mixer tap, low flush WC, chrome heated towel rail.

Bedroom

11' x 10'4" (3.35m x 3.15m)

With double built-in wardrobe, hanging rail, cupboard over, radiator.

Bedroom

12'6" x 10'9" (3.81m x 3.28m)

With double built-in wardrobe, hanging rail, cupboard over, picture window with pleasant open views towards the canal, radiator.

Bedroom

9'6" x 8'8" (2.90m x 2.64m)

With built-in cupboard and radiator.

Outside

The property occupies a particularly pleasant position on this pedestrian walk-way fronting the canal, with lawned open plan front garden, landscaped rear garden comprising shaped lawn, paved patio, bounded by close boarded fencing with pedestrian access leading to the...

Brick-Built Garage

16' x 8' approx (4.88m x 2.44m approx)

With up-and-over door.

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 C.

Location

CV31 1NT. Walk down Newgale Walk off Gainsborough Drive to find the house. what3words ///clots.rats.wider

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

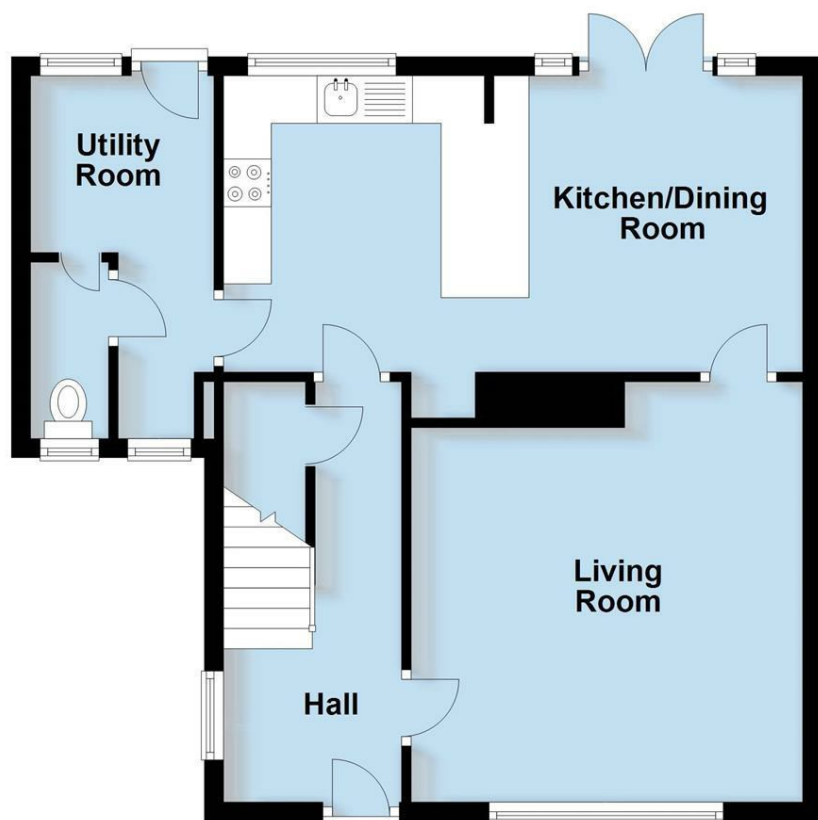
01926 881144 ehbresidential.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		67
(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

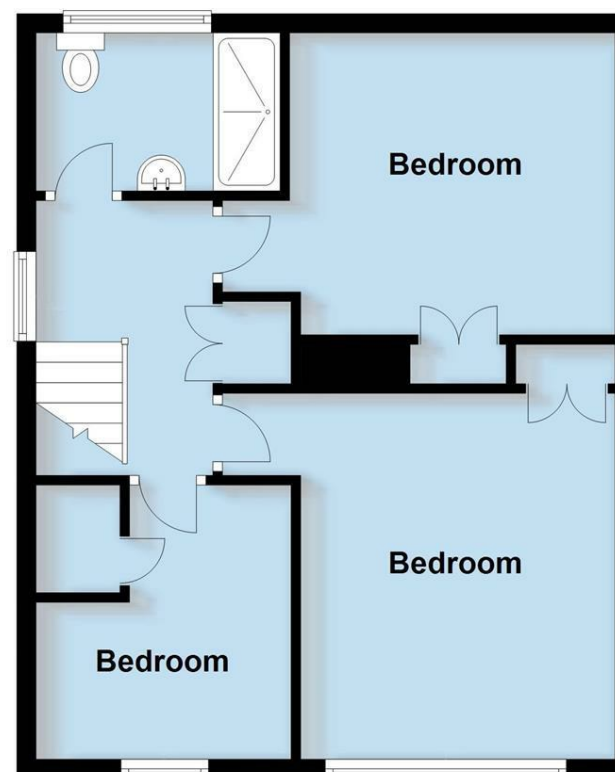
Ground Floor

Approx. 53.9 sq. metres (580.2 sq. feet)



First Floor

Approx. 46.2 sq. metres (497.4 sq. feet)



Total area: approx. 100.1 sq. metres (1077.7 sq. feet)

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