





A well maintained, improved and extended traditionally styled mid-terrace townhouse, providing gas centrally heated, electrical system is augmented by solar panels (further details on request), three bedroomed accommodation, featuring good sized ground floor extension and large garden, in well regarded north east Leamington Spa location. Ideal for the first time buyer.

Elton Close

Is located just off Wellington Road, is a popular and established cul-de-sac location, ideally sited approximately a mile to the north east of the town centre, close to a good range of local facilities and amenities including local shops, schools for all grades and a variety of recreational facilities. Principally due to its convenience and established nature this location has consistently proved to be very popular.

ehB Residential are pleased to offer 21 Elton Close which is an opportunity to acquire a much improved and extended mid-terrace townhouse, providing gas centrally heated and sealed unit double glazed three bedroomed accommodation, which features an impressive ground floor extension and large garden of note. The property has been well maintained by the present owners, and the agents consider internal inspection to be highly recommended.

In detail the accommodation comprises:-

Entrance Hall

With staircase off, radiator.

Lounge

21' x 10'9" (6.40m x 3.28m)

With radiator, coving to ceiling, dado rail, TV point, patio doors lead to the...

Dining Room/Study

18'6" x 8'6" (5.64m x 2.59m)

With Velux windows, French doors to rear garden, radiator.

Refitted Kitchen

21'10" x 8'10" (6.65m x 2.69m)

With extensive range of base cupboard and drawer units, with complimentary rolled edge worktops, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, high level cupboards with concealed pelmet lighting under, appliance space, plumbing for automatic washing machine, cooker space with extractor hood over, understair cupboard and louvre doored cupboards with access door to the front garden.

Stairs and Landing

Access to roof space, airing cupboard containing Worcester combination gas fired central heating boiler.



Bedroom

11'6" x 11' (3.51m x 3.35m)

With radiator.

Bedroom

12'7" x 9'4" (3.84m x 2.84m)

With radiator, decorated with dado rail.

Bedroom

12' x 6' (3.66m x 1.83m)

With radiator.

Refitted Shower Room/WC

7'4" x 5'5" (2.24m x 1.65m)

Having tiled shower enclosure with integrated shower unit, pedestal basin, mixer tap, low flush WC, chrome heated towel rail.

Outside

The front garden area is principally gravelled, bounded by close boarded fencing with specimen rose bush overlooking an open green. Accessed from the property is a good sized rear garden with paved patio, raised brick built ornamental pool, timber garden shed, greenhouse, shaped lawn, flower borders, well screened by established foliage.

Tenure

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

Special Note

Please note that the property is of non standard construction being the well known 'Wimpey Fine' method of construction. Further details available upon request.

Services

All mains services are understood to be connected to the

property including gas, electrical system is augmented by solar panels (further details on request). 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

CV32 7PH

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

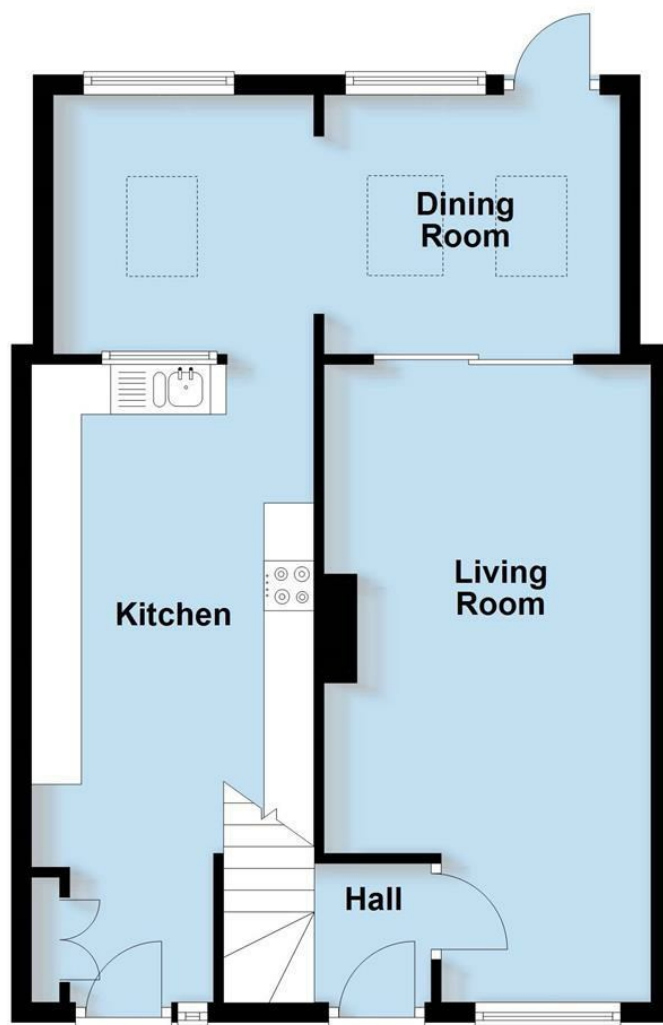
01926 881144 ehbresidential.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	88
(69-80) C		
(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

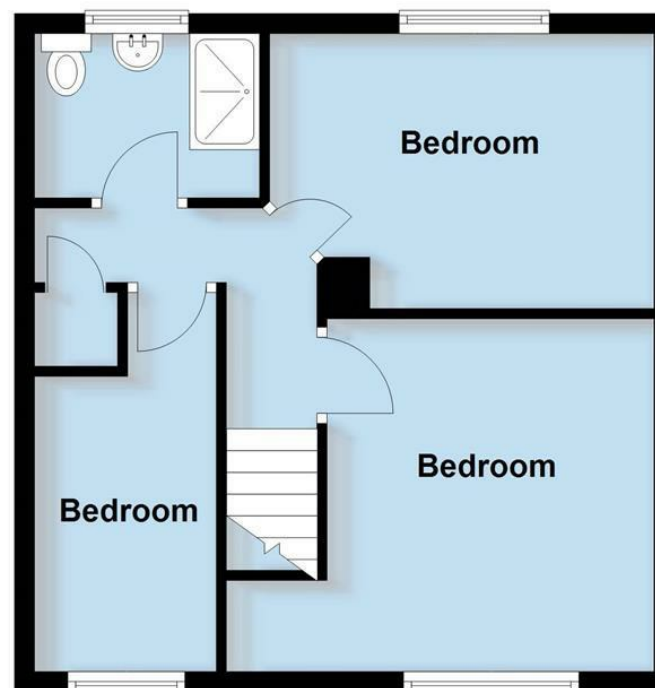
Ground Floor

Approx. 55.0 sq. metres (592.0 sq. feet)



First Floor

Approx. 39.7 sq. metres (426.9 sq. feet)



Total area: approx. 94.7 sq. metres (1019.0 sq. feet)

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