

ehB
RESIDENTIAL

Your Property - Our Business



9, Strachey Avenue, Leamington Spa



Situated in this highly regarded North Leamington cul-de-sac, is a spacious, detached, four bedroomed family home, boasting three receptions and a double garage.

Briefly Comprising:

Entrance hallway, sitting room with feature fireplace, doorway to dining room with patio doors to garden, fitted breakfast/kitchen, utility room, study, ground floor cloakroom. First floor landing, master bedroom with refitted en-suite shower room and fitted wardrobe, second guest bedroom, bedrooms three and four sharing Jack 'n' Jill en-suite shower room, refitted main bathroom. Double glazing. Gas radiator heating. Lawned front garden and large brick block paved driveway, double garage, lawned rear garden. NO CHAIN.

Strachey Avenue

Forms part of the popular College Park Development, situated just off Woodcote Road which enjoys easy access back into town via either Northumberland Road or Kenilworth Road. Due to the location these properties are ever desirable and would suit a wide variety of buyers. Of particular note are the well proportioned and balanced bedrooms on the first floor, with modern bathrooms throughout. On the ground floor, the two spacious reception rooms and the breakfast/kitchen as well as a useful study for those home working or requiring extra reception space.

The property does offer further scope for enlargement subject to the necessary permissions and consents. Early viewing recommended to avoid disappointment.

The Property

Is approached via a brick block paved driveway and path leading up to...

Entrance Door

With glazed light, and multi-pane leaded-look double glazed window to side. Gives access to...

Entrance Hallway

With coved cornicing, radiator, staircase rising to first floor.

Sitting Room

15'4" into inglenook x 17'6" (4.67m into inglenook x 5.33m) With feature inglenook fireplace, with tiled hearth and leaded double glazed windows to either side, and downlighter lighter points. Leaded look double glazed window to front elevation with double radiator, coved cornicing, doorway to...



Dining Room

12'6" x 10'1" (3.81m x 3.07m)

Also approached via the breakfast/kitchen with coved corning, double glazed sliding patio door to gardens and radiator.

Breakfast/Kitchen

13'8" x 12'10" (4.17m x 3.91m)

Fitted with a range of cream finished base and wall units, with complimentary splashback tiling, wood block look working surface over, inset four point stainless steel gas hob with filter hood over, one and a half bowl sink drainer unit, space and plumbing for dishwasher, double Neff oven, downlighter points to ceiling, double radiator, timber framed double glazed window to rear elevation, door to useful shelved pantry cupboard.

Utility

7'6" x 8'4" (2.29m x 2.54m)

With timber framed double glazed window to rear elevation, cream finish base cupboard with complimentary working surface, sink drainer, splashback tiling, timber framed double glazed window, tiled floor, part glazed door to side, radiator and door to integral garage.

Study

6'9" x 8'8" (2.06m x 2.64m)

With leaded look double glazed timber framed window to front elevation, coved corning, radiator.

Ground Floor WC

Fitted with a white low level WC and wall mounted wash hand basin with mono-mixer, radiator, tiled floor, extractor.



First Floor Landing

With hatch to roof space, double doors to AIRING CUPBOARD with BoilerMate II hot water cylinder and slatted shelving to side. Door to further shelved LINEN/STORAGE cupboard.

Bedroom One (Front)

12'7" x 17'4" inc fitted w'robes (3.84m x 5.28m inc fitted w'robes)

With two leaded look double glazed timber windows to front elevation, two radiators, coved corning, full range of fitted wardrobes with a variety of hanging and shelved areas, door to en-suite.

En-Suite Shower Room

Attractively refitted with a modern white suite to comprise; wide wash hand basin set into vanity unit with mono-mixer, low level WC,





double shower cubicle with fixed rainwater style shower head and additional hand held shower attachment, neutral toned splashback wall and floor tilling, downlighter points, extractor to ceiling, chrome radiator towel rail, timber framed double glazed leaded look window to front.

Bedroom Two (Rear)

12'7" x 10'6" (3.84m x 3.20m)

With timber framed double glazed window to rear elevation, coved cornicing, radiator.

Bedroom Three (Front)

12' x 9'8" plus d'way (3.66m x 2.95m plus d'way)

With leaded look timber framed double glazed window to front elevation, radiator, door to...

Jack 'n' Jill En-Suite

Refitted with a white contemporary suite to comprise; wash hand basin with mono-mixer set into vanity cupboard with low level WC with concealed cistern to side, double shower cubicle with fixed rainwater style shower head and additional hand held shower attachment, downlighter points to ceiling, tiled floor, chrome radiator towel rail, timber framed obscure double glazed window to side elevation.

Bedroom Four (Rear)

12' x 7'3" (3.66m x 2.21m)

With timber framed double glazed window to rear elevation, radiator, coved cornicing.

Family Bathroom

Refitted with a white suite to comprise; double ended bath with

central filler tap, wash hand basin set into floating vanity unit, low level WC, corner shower cubicle with shower and control, neutral toned splashback tiling to walls and floor, chrome radiator towel radiator, downlighter points to ceiling, timber framed obscure double glazed window to rear elevation.

Double Garage

16' x 17'6" (4.88m x 5.33m)

With two up-and-over doors, power and light as fitted, wall mounted boiler, timber framed windows.

Outside (Front)

To the front of the property is a good sized brick block paved driveway with path to the entrance door, further paved path leading to gate to side access. The garden is principally laid to lawn.



[Outside \(Rear\)](#)

The rear garden is principally laid to lawn with paved path across the rear, and hedge and fencing in the main surrounding.

[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 G

[Mobile Phone Coverage](#)

Likely/Limited mobile signal is available in the area. We advise you to check with your provider. (Checked on Ofcom Feb 25).

[Broadband Availability](#)

Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom Feb 25).

[Parking](#)

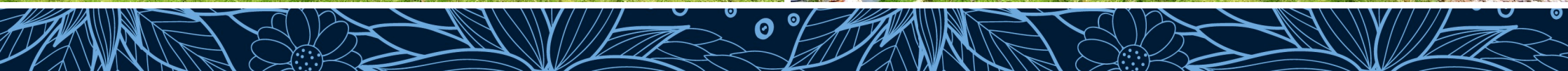
There is adequate driveway parking at the property as well as the double garage.

[Rights of Way & Covenants](#)

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

[Location](#)

CV32 6SS



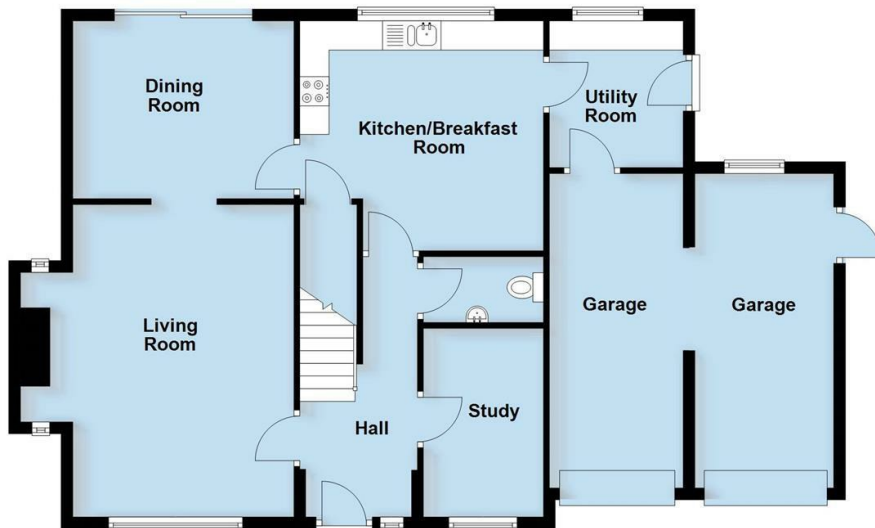


Your Property - Our Business

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

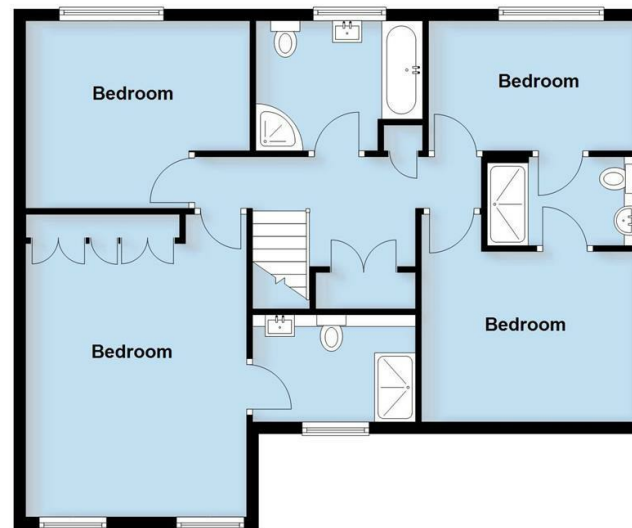
Ground Floor

Approx. 103.5 sq. metres (1114.2 sq. feet)



First Floor

Approx. 77.7 sq. metres (836.9 sq. feet)



Total area: approx. 181.3 sq. metres (1951.1 sq. feet)

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

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		
(69-80) C		77
(55-68) D	57	
(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