

**ehB**  
RESIDENTIAL

Your Property - Our Business



10, Clarendon Crescent, Leamington



A opportunity to acquire a unique, semi-detached period residence of character, providing spacious gas centrally heated, three bedroomed accommodation in highly regarded town centre cul-de-sac location.

#### [Clarendon Crescent](#)

Is a popular and convenient town centre cul-de-sac location, comprising many fine period dwellings, conveniently sited a short walk from the town centre and all amenities including shops, schools and a variety of recreational facilities. This particular

location has consistently proved to be extremely sought after.

ehB Residential are pleased to offer 10 Clarendon Crescent which is an opportunity to acquire a unique, semi-detached period residence of character, providing gas centrally heated and sealed unit double glazed, three bedroomed accommodation which includes an impressive 21ft through lounge/dining room and fitted dining/kitchen of note. The property also enjoys the benefit of a private rear courtyard garden. The agents consider

internal inspection to be highly recommended and is offered with IMMEDIATE VACANT POSSESSION.

In detail the accommodation comprises:-

#### [Recessed Porch](#)

#### [Entrance Hallway](#)

With timber and glazed panelled entrance door, staircase off.





### Through Lounge

21'6" x 11'3" (6.55m x 3.43m)

Having windows to two aspects including bay window to front elevation, one double and one single radiator, fireplace feature with tiled insert and hearth, dado rail, understair walk-in cupboard.

### Fitted Dining/Kitchen

15'9" x 12' (4.80m x 3.66m)

With extensive range of base cupboard and drawer units, rolled edge work surfaces, tiled splashbacks,

three quarter height units incorporating Neff oven and hob unit with extractor hood over, flanked by a range of high level cupboards, inset single drainer one and a half bowl colour matched sink unit with mixer tap, Vaillant gas fired central heating boiler and programmer, built-in washing machine, fridge freezer and dishwasher, downlighters, radiator, timber panelled rear door with glazed fanlight.

### Cloakroom/WC

With low flush WC, wash hand basin, tiled splashback, mixer tap.

### Stairs and Landing

With turned balustrade, access to roof space, large built-in linen cupboard.

### Bedroom

15'8" x 10'7" (4.78m x 3.23m)

With radiator.

### Bedroom

10'6" x 9'3" (3.20m x 2.82m)

With radiator.





### Bedroom

12' x 9'4" (3.66m x 2.84m)

With radiator.

### Bathroom/WC

7'6" x 5'9" (2.29m x 1.75m)

With vanity unit incorporating wash hand basin with mixer tap, low flush WC with concealed cistern, bath with mixer tap, tiled shower area with shower screen and shower, heated towel rail.

### Outside

There is a forecourt to the front of the property and pedestrian side access leads to the rear courtyard garden being paved, with pedestrian access and bounded by close boarded fencing.

### 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 D.





#### 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

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

#### Parking

On street parking.

#### 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.

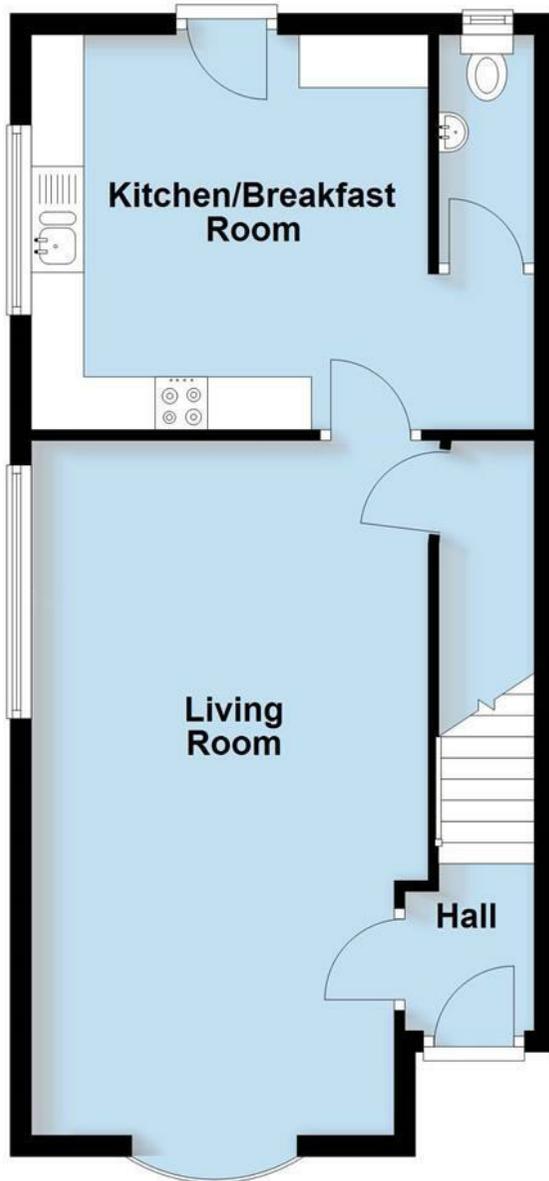
#### Location

CV32 5NR



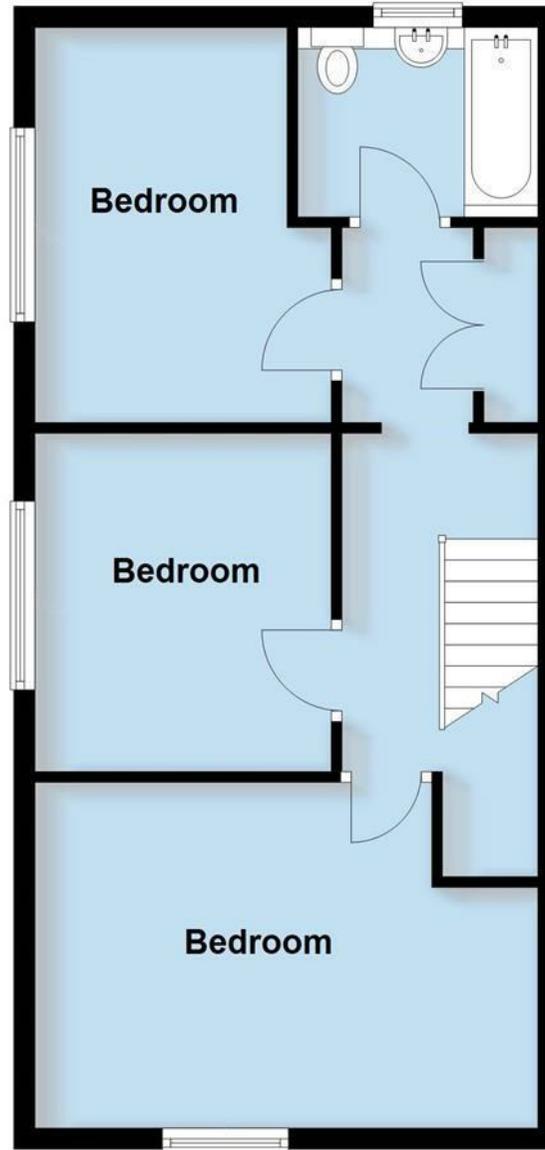
## Ground Floor

Approx. 48.7 sq. metres (523.7 sq. feet)



## First Floor

Approx. 49.8 sq. metres (535.7 sq. feet)



Total area: approx. 98.4 sq. metres (1059.4 sq. feet)

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

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

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Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

01926 881144 [ehbresidential.com](http://ehbresidential.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

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