





REDUCED An opportunity to acquire a unique, semi-detached period residence of character, providing spacious gas centrally heated, three bedroomed accommodation with new carpets and flooring through, 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.

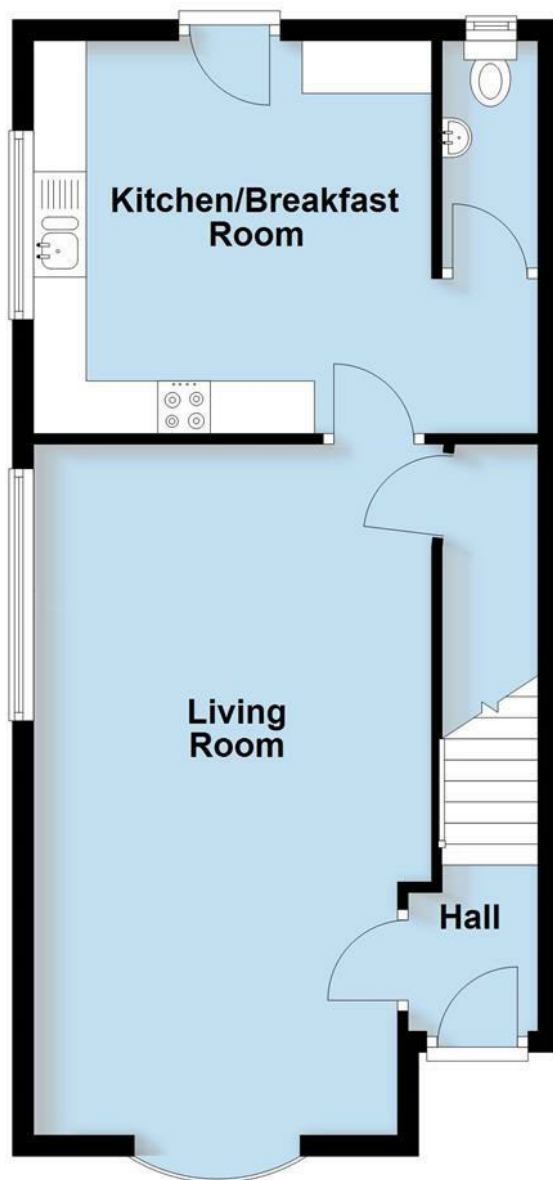
Location

CV32 5NR



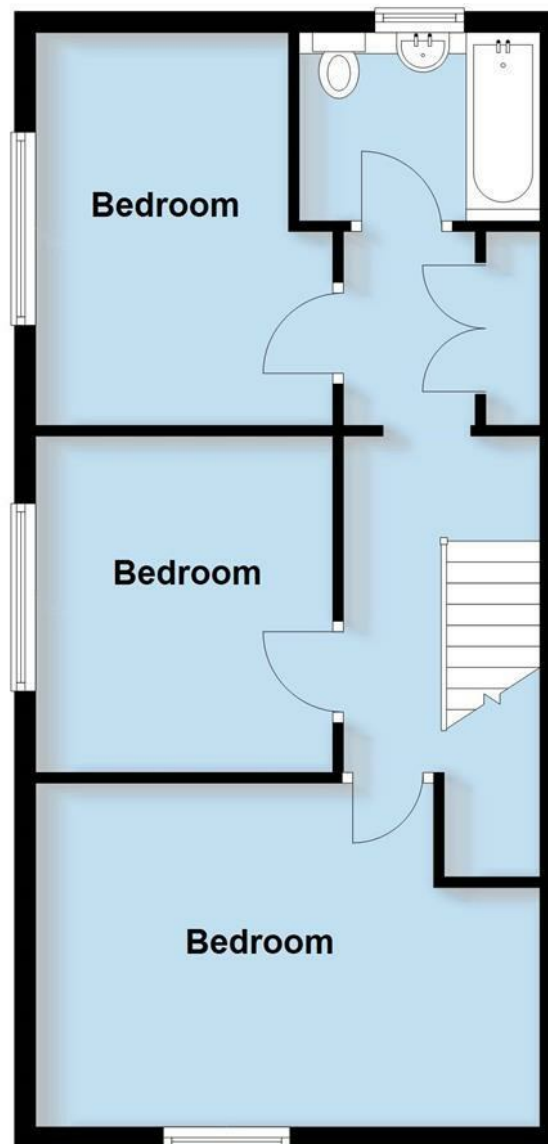
Ground Floor

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

ehB
RESIDENTIAL

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		86
(81-91) B		
(69-80) C		66
(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

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.