





A modern, well presented, spacious three bedroom mid-mews property, situated in this convenient and well thought of location with two allocated parking spaces.

Briefly Comprising;

Entrance hallway, cloakroom, fitted kitchen, good sized living/dining room with patio doors to garden and useful understairs store cupboard. First floor landing, three good sized bedrooms and white fitted bathroom. Gas radiator heating, upvc double glazing. Two allocated parking spaces. Fore garden and patio and lawned rear garden.

The Property

Is approached via a paved path and canopy porch, giving access to part obscure double glazed composite entrance door to...

Entrance Hallway

With wood look flooring extending through to the kitchen area, radiator, dogleg staircase rising to first floor landing, door to ground floor cloakroom.

Cloakroom/WC

Fitted with a white suite to comprise; low level WC,

pedestal wash hand basin with mono-mixer, radiator, upvc obscure double glazed window to front elevation.

Kitchen

8'10" x 10'7" (2.69m x 3.23m)

Fitted with a range of flat fronted white wall and base units, with contrasting granite look working surface with upstands and splashback tiling over, inset one and a half bowl sink drainer unit, inset four point Beko stainless hob with Beko stainless and glazed oven below, with splashback and filter hood





over, space for tall fridge freezer, space and plumbing for washing machine, space for tumble dryer/dishwasher. Cupboard concealing Vaillant boiler, upvc double glazed window to front elevation. Continuation of wood look flooring.

Living/Dining Room

15'10" max x 17'4" (4.83m max x 5.28m)
With double glazed feature French doors with full height windows to side, giving access to the garden to rear, two radiators, wood look flooring, door to useful large understairs store cupboard, twin light points to ceiling.

First Floor Landing

With hatch to roof space, panelled doors all first floor combination door to AIRING CUPBOARD with slatted shelving.

Bedroom One (Rear)

8'7" x 14'4" (2.62m x 4.37m)
With upvc double glazed window to rear elevation, radiator.



Bedroom Two (Front)

9'1" x 13'8" (2.77m x 4.17m)
With upvc double glazed window to front elevation, radiator.

Bedroom Three (Rear)

7' x 10'10" (2.13m x 3.30m)
With upvc double glazed window to rear elevation, radiator.

Bathroom

Fitted with a white suite to comprise; low level WC,



pedestal wash hand basin with mono mixer, bath with wall mounted shower and control, splashback tiling, tiled floor, upvc obscure double glazed window to front elevation.

Outside (Front)

To the front of the property is a shallow fore garden.

Outside (Rear)

Rear garden is principally lawned with paved patio and path leading to gated access to rear. Discreet bin storage and further wooden store cupboard.

Parking

There are two allocated parking spaces, one directly to the front of the property and one on the opposite side of the courtyard, both numbered 6.

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/Ultrafast Broadband Speed is

available in the area. We advise you to check with your current provider. (Checked on Ofcom Feb 25).

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.

Tenure

The property is understood to be sold on a freehold basis although we have not inspected the relevant



documentation to confirm this.

NB There is a small Maintenance Charge of £40.44 per annum to Platform Housing Group, for admin and repairs/maintenance to communal areas.

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.

Location

CV32 6AY



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Clarendon Place
Royal Leamington Spa
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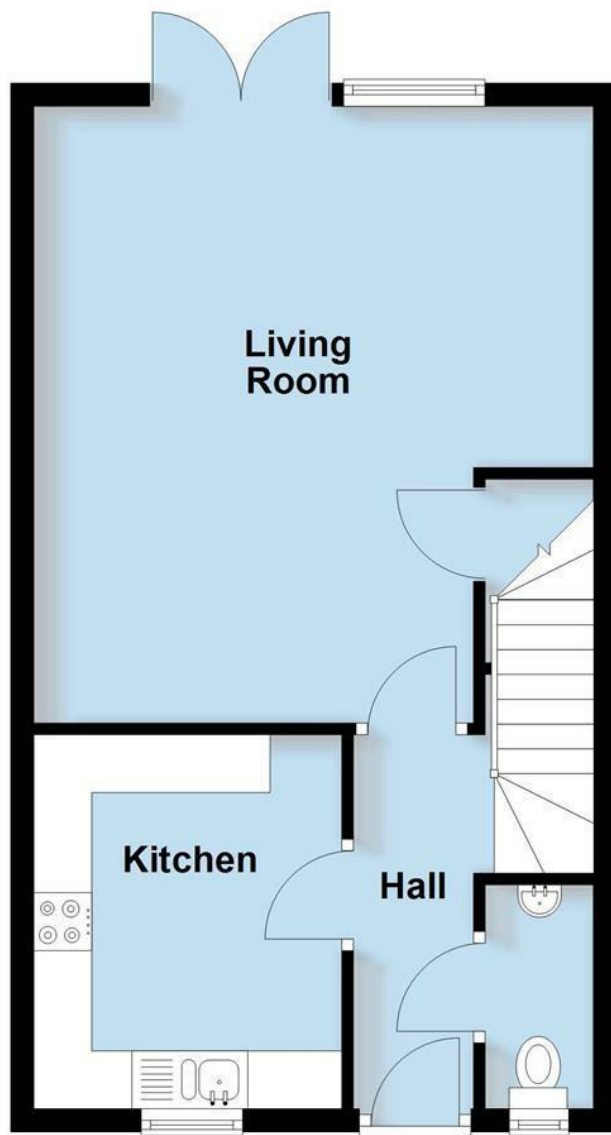
01926 881144 ehbresidential.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	90
(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

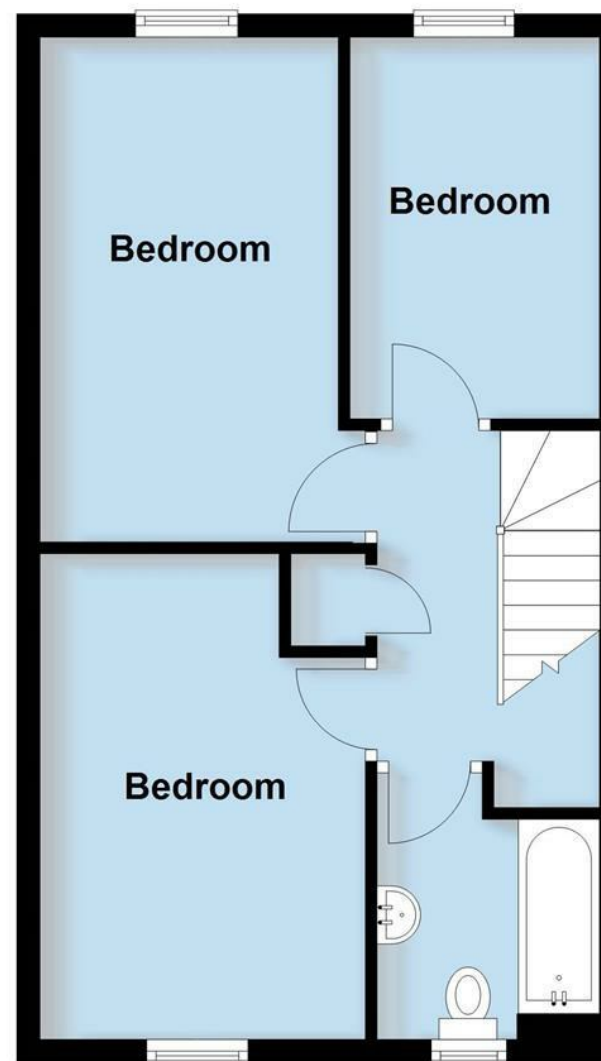
Ground Floor

Approx. 41.8 sq. metres (450.0 sq. feet)



First Floor

Approx. 41.8 sq. metres (450.0 sq. feet)



Total area: approx. 83.6 sq. metres (900.0 sq. feet)

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

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