

ehB
RESIDENTIAL

Your Property - Our Business



105, Stirling Avenue, Leamington Spa

Offers Over
£425,000



A well maintained and extended, traditionally styled semi-detached family residence, providing spacious three bedroomed accommodation, featuring extended kitchen and dining room, large garden and over sized garage, in highly regarded North East Leamington Spa location.

[Stirling Avenue](#)

Is a popular and established North East Leamington Spa location, ideally sited some three miles from the town centre, close to a good range of local facilities and amenities including local shops, well regarded schools and a variety of recreational facilities. This particular location has consistently proved to be very popular.

ehB Residential are pleased to offer 105 Stirling Avenue, which is an opportunity to acquire a well maintained and extended, traditionally styled semi-detached family residence, providing spacious gas centrally heated and sealed unit double glazed three bedroomed accommodation, which features an extended kitchen and dining room, large garden and over sized garage of note. Whilst the property has been well maintained by the present owners the agents consider the property does have some scope for further

cosmetic improvement and inspection is highly recommended.

In detail the accommodation comprises:-

[Entrance Hall](#)

With double radiator, glazed panelled entrance door, laminate floor, staircase off with balustrade, understair cupboard, alcove with fitted shelves.

[Cloakroom/WC](#)

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

[Lounge](#)

14'10" x 12' (4.52m x 3.66m)

With stone fireplace and hearth, with picture window, double radiator, TV point.

[Extended Dining Room](#)

19'10" x 10' (6.05m x 3.05m)

With sliding connecting doors to lounge, picture window, radiator, part laminate floor.

[Extended Fitted Kitchen](#)

With extensive range of base cupboard and drawer units, rolled edge work surfaces, matching range of high level cupboards, single drainer stainless steel sink unit with mixer tap, three quarter height unit incorporating oven, separate breakfast bar, appliance space, plumbing for automatic washing machine, appliance space with gas cooker point and extractor hood over.

[Access to Garage](#)

[Stairs and Landing](#)

Side window, access to roof space.

[Shower Room/WC](#)

7'2" x 5'7" (2.18m x 1.70m)

With over sized shower cubicle with screen, shower rail and curtain and an integrated shower unit, pedestal basin, low flush WC, radiator.

[Bedroom](#)

12' x 10' (3.66m x 3.05m)

With linen cupboard and double built-in wardrobe with hanging rail cupboard over, radiator.



Bedroom

15' x 12' (4.57m x 3.66m)

With built-in wardrobes, hanging rails, cupboards over, radiator.

Bedroom

9'10 x 8'6" (3.00m x 2.59m)

With double built-in wardrobe, cupboards over, radiator.

Outside

The property occupies a pleasant position within Stirling Avenue with tarmacked drive and parking facility, and bounded by brick wall. Large rear garden comprising; paved patio, shaped lawn, established flower borders, timber garden shed, established trees, bounded by close boarded fencing.

Parking

Tarmacked drive and parking facility.

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 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.

Location

CV32 7HW

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

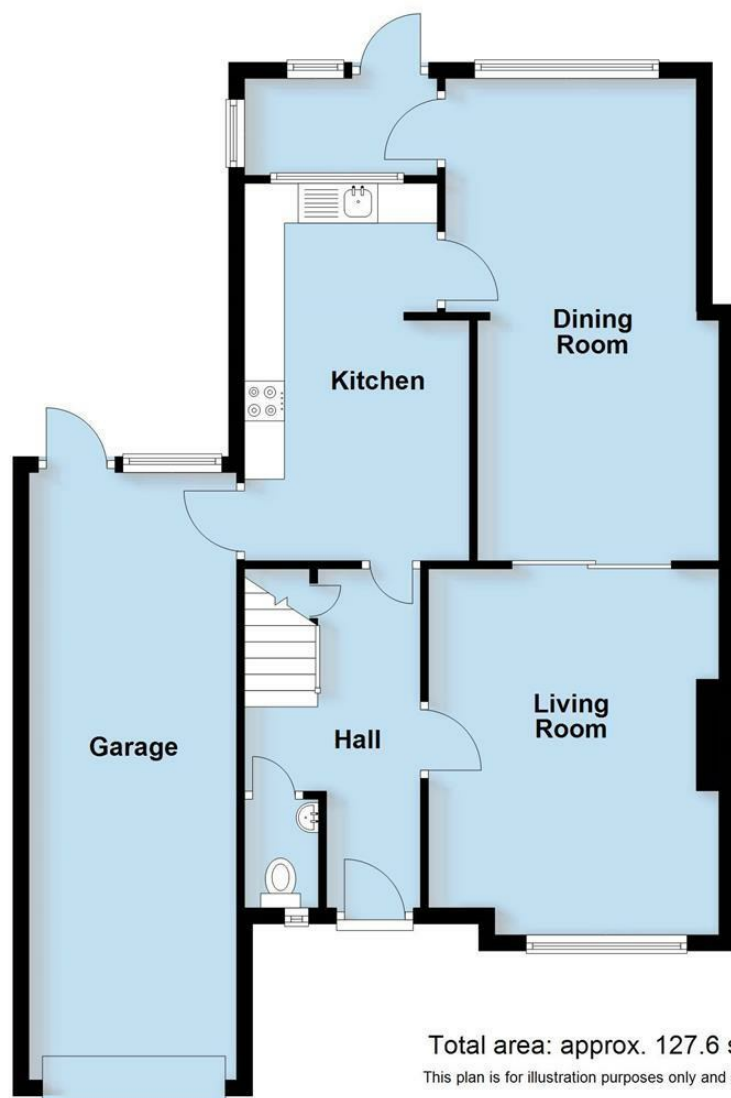
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive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

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

Ground Floor

Approx. 82.7 sq. metres (889.7 sq. feet)



Total area: approx. 127.6 sq. metres (1373.5 sq. feet)

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

First Floor

Approx. 44.9 sq. metres (483.8 sq. feet)

