

ehB
RESIDENTIAL

Your Property - Our Business



11, Troutbeck Avenue, Leamington Spa

Price Guide £375,000



An excellent opportunity to acquire a recently improved, semi-detached family residence, providing gas centrally heated three bedrooomed accommodation, featuring impressively refitted open plan kitchen with large garden and garage, in highly regarded North Leamington Spa cul-de-sac location. NO UPWARD CHAIN.

[Troutbeck Avenue](#)

Located just off Guys Cliffe Avenue, is a popular and established North Leamington Spa location,

being ideally sited for access to the town centre approximately a mile distant, close to an excellent range of facilities and amenities including well regarded local schools, shops on Rugby Road and a variety of recreational facilities. This location has consistently proved to be very popular.

ehB Residential are pleased to offer 11 Troutbeck Avenue, which is an opportunity to acquire a 1970's built semi-detached property, providing gas centrally heated and sealed unit double glazed

three bedrooomed accommodation, which has been recently subject to complete refurbishment by the present owners, featuring impressively refitted dining/kitchen, refitted bathroom/WC of note and ground floor cloakroom/WC. The property occupies a particularly pleasant position within Troutbeck Avenue featuring a large garden with detached garage and ample additional car parking and is offered to an excellent standard throughout.

In detail the accommodation comprises:-

[Ground Floor](#)





Entrance Hall

With composite glazed panelled entrance door, staircase off, ranch style balustrade, contemporary style radiator, understair cupboard, downlighters, LVT wood effect flooring.

Cloakroom/WC

With low flush WC, with integrated wash hand basin, tiled splashback, mixer tap, contemporary style radiator and glazed panel window feature.

Lounge

13' x 10'4" (3.96m x 3.15m)
With contemporary style radiator, picture window, LVT wood effect flooring, open to the...

Impressively Refitted Dining/Kitchen

16'8" x 10'9" (5.08m x 3.28m)
With extensive range of attractive base cupboard and drawer units with complimentary Quartz work surfaces and returns, matching range of high level cupboards, inset one and a half bowl stainless



steel sink unit, two full height units incorporating two built-in ovens, built-in dishwasher and induction five ring hob with extractor hood over, gas fired central heating boiler and programmer, bi-folding doors overlooking rear garden, appliance space for American style fridge, contemporary style radiator and matching LVT wood effect flooring.

Stairs and Landing

With ranch style balustrade, side window, access to part boarded roof space.



Bathroom/WC

6'4" x 6'2" (1.93m x 1.88m)

Recently refitted with attractive shower boarding throughout and white suite comprising panelled bath with mixer tap, integrated shower unit over, pedestal basin, low flush WC, heated towel rail.

Bedroom

10' x 10'8" (3.05m x 3.25m)

With contemporary style radiator.

Bedroom

10' x 13' (3.05m x 3.96m)

With contemporary style radiator.

Bedroom

9'10" x 6'6" (3.00m x 1.98m)

With contemporary style radiator.

Outside (Front)

The property occupies a pleasant position within Troutbeck Avenue, with deep lawned front garden, concrete drive providing ample off road car parking, leading to a...

Detached Brick Built Garden

With up-an-over door.

Outside (Back)

The rear garden is of a good size comprises; concrete patio, shaped lawn flower borders, bounded by close boarded fencing.

Mobile Phone Coverage

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

[Location](#)

11 Troutbeck Avenue
Leamington Spa
CV32 6NE



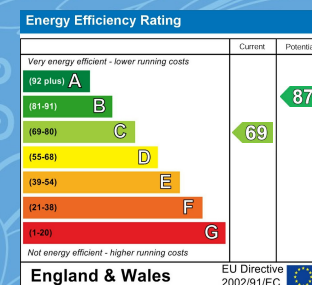


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Somerset House
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CV32 5QN

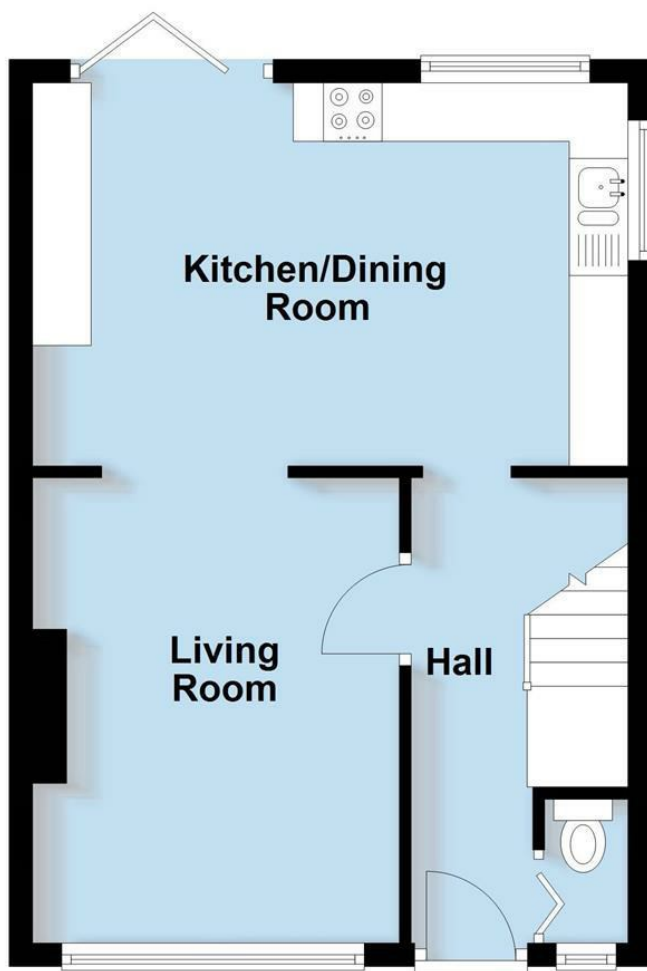
01926 881144 ehbresidential.com



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

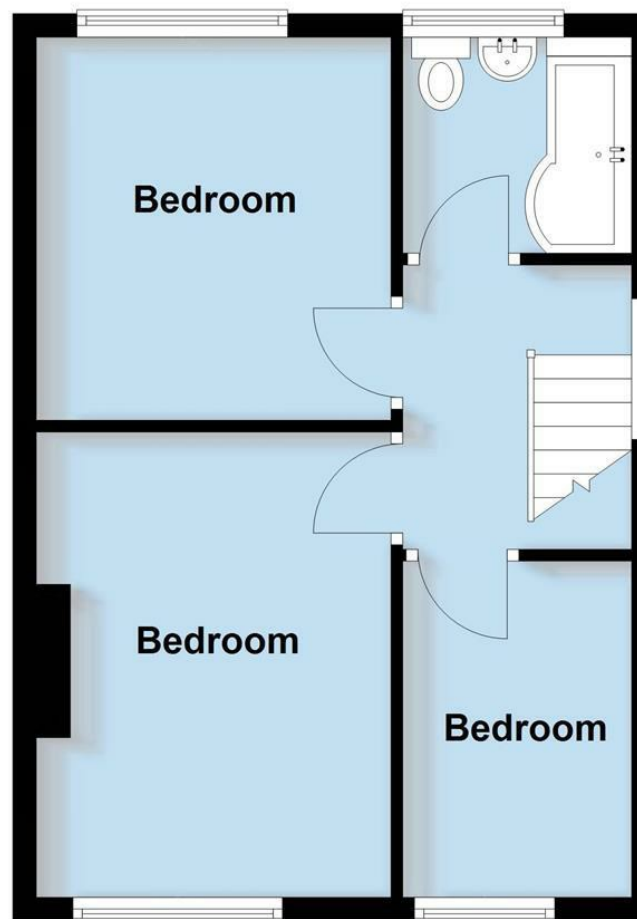
Ground Floor

Approx. 37.3 sq. metres (401.4 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.4 sq. feet)



Total area: approx. 74.6 sq. metres (802.7 sq. feet)

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