



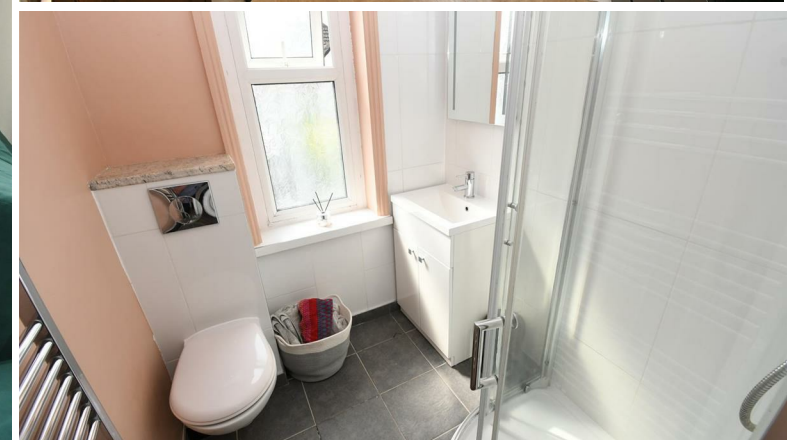
ehB  
RESIDENTIAL

Your Property - Our Business

35, Llewellyn Road, Leamington Spa

Price Guide  
£375,000





Impressively modernised traditionally style bay fronted mid-terrace villa of character recently subject to complete modernisation and extension to a high standard, providing gas centrally heated three bedrooms with sealed unit double glazed accommodation featuring impressive open plan living kitchen arrangement particular note in highly regarded South Leamington spa location.

#### Llewellyn Road

Is located just off Brunswick Street. is a popular and established South Leamington Spa location ideally sited approximately half a mile from the town centre close to a good range of local facilities and amenities including local shops, schools and a variety of recreational facilities. Llewellyn Road has consistency proved to be very popular.

ehB Residential are pleased to offer 35 Llewellyn Road which is an opportunity to acquire an impressive traditionally styled bay fronted mid terraced villa, which has been recently subject to complete refurbishment and extension to an excellent standard, providing gas centrally heated three bedroom accommodation and contains many notable features. The

impressive extended refitted living kitchen and ground floor shower room / WC being particularly note worthy.

The property also features a most pleasant bayed lounge, landscaped garden and is presented to an excellent standard throughout. The property is offered with immediate vacant possession, inspection highly recommended.

In detail the accommodation comprises:-

#### Entrance Hall

With attractive timber panelled period door ,with leaded glazed fanlight, staircase off with balustrade, tiled floor, period style radiator, downlighters, bespoke range of understair cupboards.

#### Lounge

13'7" x 11'4" (4.14m x 3.45m )

With bay window and Venetian blinds, radiator.

#### Refitted Shower Room / WC

10' x 4' (3.05m x 1.22m)

With tiled floor, with walk-in shower enclosure with glazed screen, integrated shower unit, contemporary style vanity unit with designer wash hand bowl and pedestal mixer tap, low flush WC, downlighters, heated towel rail and extractor fan.

#### Extended Refitted Living Kitchen

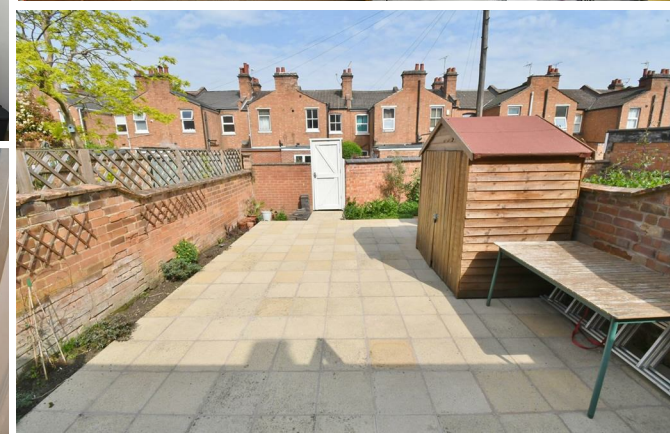
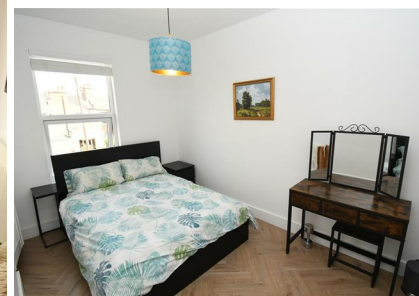
17'3" x 18' (5.26m x 5.49m)

With tiled floor, radiator, period style radiator, part pitched ceiling with two Velux windows, extensive range of attractive gloss front light grey base cupboard and drawer units, with complimentary marble effect work surfaces and joining three quarter height units incorporating Bosch double oven, single drainer, colour match one and a half bowl sink unit and mixer tap, built-in dishwasher and washing machine, island unit incorporating four ring induction hob, twin sized wine cooler.

#### Stairs and Landing

With original balustrade, Amtico herringbone patterned wood effect flooring, access to roof space.





#### Shower Room / WC

6' x 5'3" (1.83m x 1.60m)

With tiled floor, chrome heated towel rail, quadrant tiled shower cubicle with integrated shower unit, vanity unit incorporating wash hand basin, mixer tap, wall hung low flush WC with concealed cistern, chrome heated towel rail.

#### Bedroom

11'6" x 11' (3.51m x 3.35m)

With matching Amtico herringbone patterned flooring, radiator.

#### Bedroom

12'6" x 9'9" (3.81m x 2.97m)

With louvred door to boiler cupboard containing combination gas fired central heating boiler, matching herringbone patterned flooring.

#### Bedroom

9'9" maximum x 8'9" (2.97m maximum x 2.67m)

With matching herringbone patterned flooring and radiator.

#### Outside

To the front of the property is a forecourt featuring new capped brick wall. Pedestrian access leads to the landscaped rear garden, being extensively paved flanked by flower borders and boundary walls, with timber garden shed.

#### Mobile Phone Coverage

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

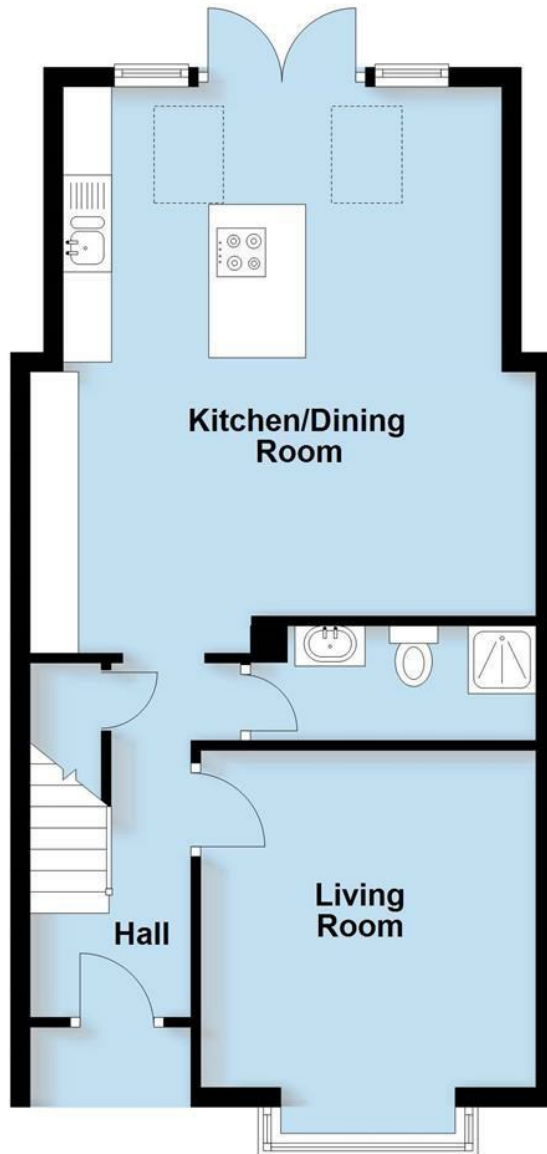
#### Location

35 Llewellyn Road  
Leamington Spa  
CV31 2BJ



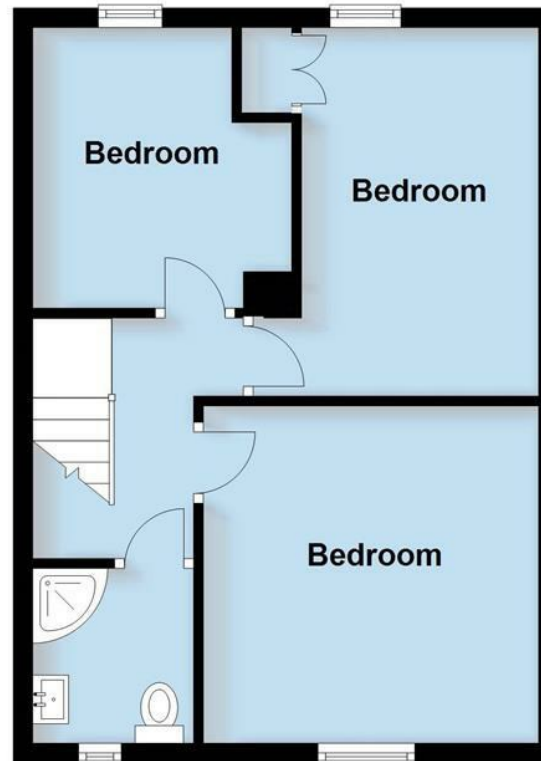
## Ground Floor

Approx. 52.3 sq. metres (562.7 sq. feet)



## First Floor

Approx. 38.5 sq. metres (414.8 sq. feet)



Total area: approx. 90.8 sq. metres (977.5 sq. feet)

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

Your Property - Our Business

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

Leamington Spa Office  
Somerset House  
Clarendon Place  
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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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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