





A modern, well presented, two bedroom, two bathroom AC Lloyd semi-detached property, situated in this popular part of Leamington.

Briefly Comprising:

DRAFT PARTICULARS AWAITING VENDOR APPROVAL Canopy porch, entrance vestibule, living room, dining/kitchen, rear lobby, ground floor WC. First floor landing, master bedroom with built-in wardrobe and en-suite shower room, further double bedroom, white fitted bathroom. Upvc double glazing, gas radiator heating. Fore garden, patioed, decked and lawned rear garden with timber shed. Tandem tarmac driveway.

The Property

Is approached via a tarmac drive and paved path which leads to canopy porch with light to side and composite double glazed, stained and leaded look window...

Entrance Vestibule

With staircase rising to first floor landing. Door to...

Living Room

11' max x 14'1" (3.35m max x 4.29m)

With upvc multi pane style double glazed window to front elevation, radiator. Double part multi pane glazed doors to...

Dining/Kitchen

11'2" x 10'11" max (3.40m x 3.33m max)

Being fitted with a range of white wall and base units with wood block look working surface over and matching upstands, inset four point stainless hob with Electrolux oven below and filter hood over, with stainless splashback. Space for tall fridge freezer, space and plumbing for washing machine, stainless steel sink drainer unit with mixer tap, cupboard concealing Potterton Promax boiler, upvc double glazed window to rear elevation. With radiator and upvc double glazed door to side, wood look LVT flooring extending through to...

Rear Lobby

With radiator, upvc double glazed door leading to garden, further panelled door to...

Grounds Floor WC

Fitted with a white low level WC, pedestal wash hand basin, radiator, extractor.

First Floor Landing

With hatch to roof space, panel doors serving all first floor accommodation, upvc double glazed window to side elevation.

Bedroom One (Rear)

11'1 max x 9' (3.38m max x 2.74m)

With upvc double glazed window to rear elevation, double doors to wardrobe with hanging rail and shelf. Door to...

En-Suite Shower Room

Fitted with a corner shower cubicle with fixed rainwater style shower head and additional hand held shower attachment, corner wash hand basin and low level WC, white splashback tiling, downlighter points to ceiling, extractor, chrome radiator towel rail.



Bedroom Two (Front)

11'1" max inc staircase bulkhead x 9' (3.38m max inc staircase bulkhead x 2.74m)

With upvc double glazed window to front elevation, radiator.

Bathroom

Fitted with a white suite to comprise; low level WC, pedestal wash hand basin with mono-mixer, bath with mixer tap with shower attachment, white splashback tiling, downlighter points to ceiling, extractor, chrome radiator towel rail.

Outside (Front)

There is a shallow fore garden laid with slate chippings with paved path leading to front door. To the side of the property is a gate leading to...

Outside (Rear)

Outside rear garden, with paved patio across the rear of the property, steps up to deck area and further step up to the remainder of the garden which is laid to lawn. Garden surrounded in the main

by timber fencing and timber garden shed. Gated access to the side leads to the driveway to the front.

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.

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).

Parking

To the side of the property is a double tarmac and brick edged parking space.

Rights of Way & Covenants

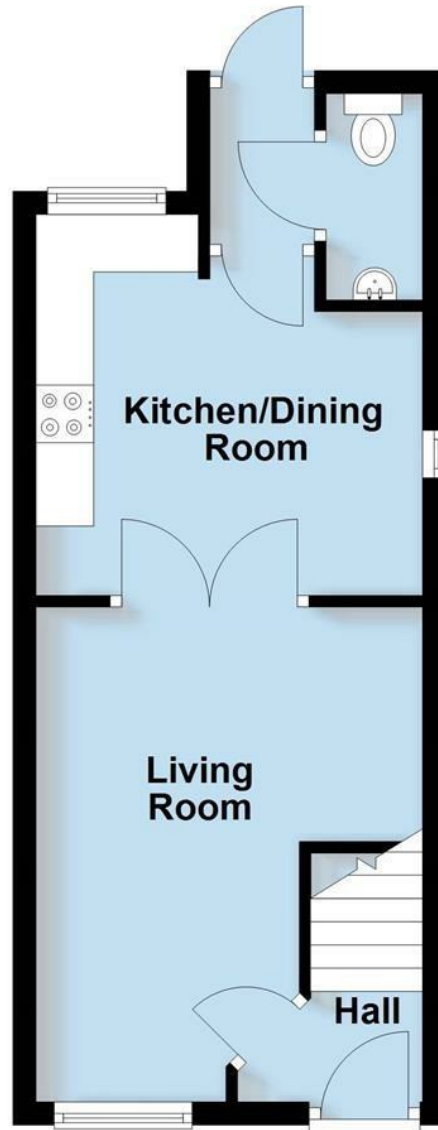
The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Location

CV 31 1AX

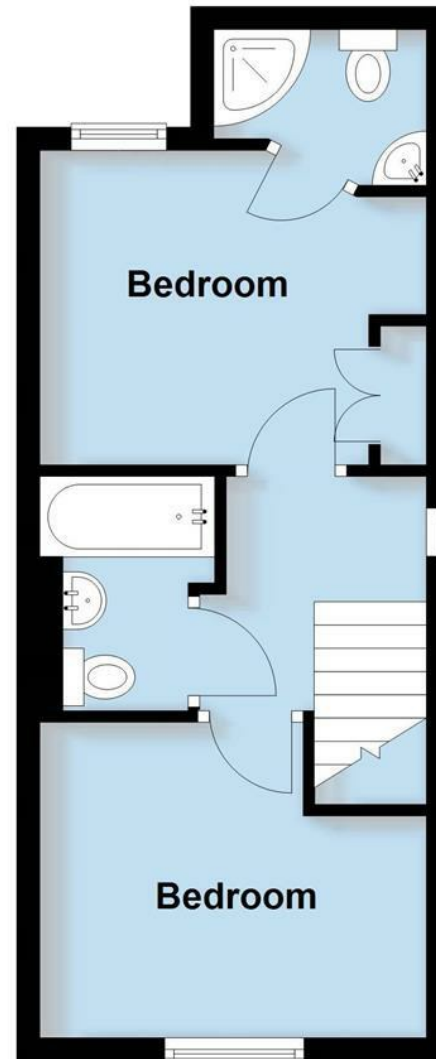
Ground Floor

Approx. 27.8 sq. metres (299.1 sq. feet)



First Floor

Approx. 27.8 sq. metres (299.1 sq. feet)



Total area: approx. 55.6 sq. metres (598.2 sq. feet)

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	82	
(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