





"Unexpectedly Re-Available" A rare opportunity to acquire a particularly well maintained detached bungalow, providing well proportioned three bedroomed gas centrally heated accommodation with feature landscaped garden, in highly regarded north Leamington Spa location.

Garway Close

Is a popular and established north Leamington Spa cul-de-sac location, situated some half a mile from the town centre, but close to a good range of local facilities and amenities including local shops, well regarded schools and a variety of recreational facilities. This location has consistently proved to be very popular.

ehB Residential are pleased to offer 7 Garway Close which is an opportunity to acquire a particularly well maintained detached bungalow, offering well proportioned gas centrally heated three bedroomed accommodation, which features a well fitted dining/kitchen, impressive well proportioned lounge/dining room, well fitted bathroom and three generous bedrooms (all of which contain fitted wardrobes). The property has been particularly well maintained and improved by the present owners including closed porch to both front and rear and the impressively landscaped garden is particularly noteworthy. The property also includes garaging, car port and ample

additional car parking. The agents consider internal inspection to be highly recommended.

In detail the accommodation comprises:-

Entrance Porch

Enclosed upvc framed sealed unit double glazed entrance porch with patio style sliding door.

Entrance Hall

With timber panel entrance door with glazed side panel, double radiator, wall light points, double built in cloaks cupboard and boiler cupboard containing Potterton gas fired central heating boiler and programmer and access to roof space.



Lounge

21'10" x 11'10" (6.65m x 3.61m)

With patio doors overlooking rear garden, TV point, two radiators, Period style fireplace.

Dining Room

12' x 10'3" (3.66m x 3.12m)

With built-in bookcase, radiator.

Kitchen

11' x 14'2" (3.35m x 4.32m)

Being half tiled, with a range of timber fronted base cupboard and drawer units, rolled edge work surfaces,

tilled splashbacks, matching range of high level cupboards, single drainer one and a half bowl stainless steel sink unit with mixer tap and coving to ceiling, double radiator, plumbing for automatic washing machine, gas cooker point, spotlights and pantry cupboard with fitted shelves. Glazed panelled rear door to...

Closed Rear Porch

7'6" x 4'7" (2.29m x 1.40m)

Being upvc framed sealed unit double glazed with patio style doors.



Bedroom One

14' x 12'6" (4.27m x 3.81m)

With two double built in wardrobes with hanging rail and shelves, matching dresser with drawer unit, radiator, coving to ceiling.

Refitted Bathroom/WC

With white suite comprising panel bath, pedestal basin, low flush WC, tiled splashbacks and shower area with integrated shower unit and shower screen, double radiator, spotlights and half tiled walls.



Bedroom Two

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

With double built in wardrobe with hanging rail, shelf and cupboard over, radiator and coving to ceiling.

Bedroom Three

9'10" x 7'9" (3.00m x 2.36m)

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

Refitted Shower Room/WC

Being tiled with vanity unit incorporating wash hand basin with mixer tap, low flush WC, chrome heated towel rail, shower cubicle, integrated shower unit and screen, work

surface with plumbing for automatic washing machine under.

Outside

The property occupies a particularly pleasant position towards the head of this established cul-de-sac, with lawned open plan front garden with inset flower borders, pedestrian side access leading to the charming, landscaped, south facing rear garden with two patios, shaped lawn, well stocked flower borders with conifer screen and a variety of specimen plants throughout the garden. Outside tap and light. To the front of the property is a block paved drive/car parking facility for two cars and leads to an adjoining carport and adjoining garage.

Adjoining Garage

17'6" x 9' (5.33m x 2.74m)

With up-and-over door, electric light and power point, personal door.

Mobile Phone Coverage

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

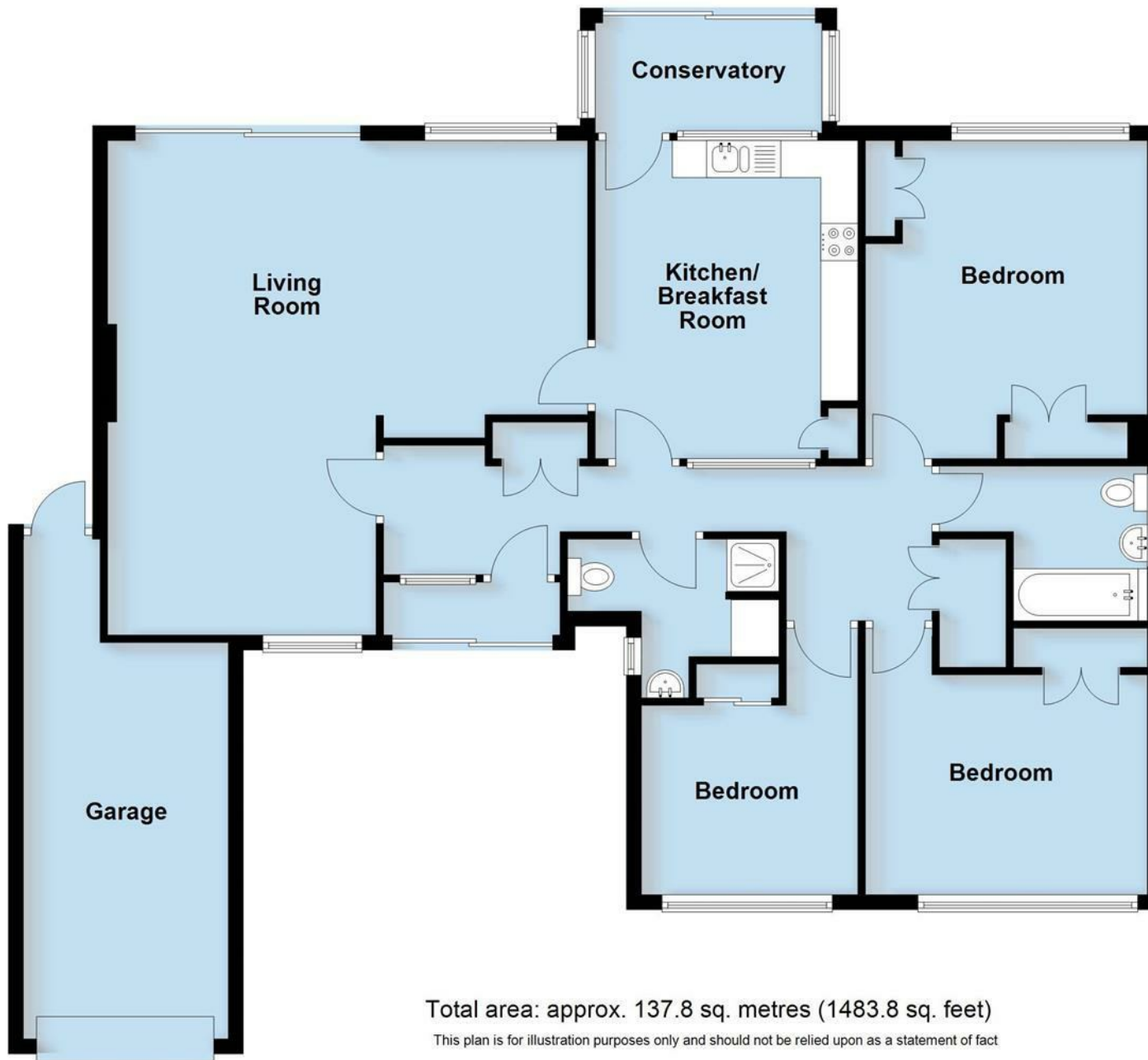
Council Tax Band F.

Location

7 Garway Close
Leamington Spa
CV32 6LH

Ground Floor

Approx. 137.8 sq. metres (1483.8 sq. feet)



Total area: approx. 137.8 sq. metres (1483.8 sq. feet)

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

ehB
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		67
(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

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