



120, Shrubland Street, Leamington Spa, CV31 2AR

An outstanding opportunity to acquire a recently converted former bakery, providing spacious two bedroom and two bathroom accommodation arranged over three floors, converted to a contemporary design including an impressive open plan living/dining arrangement, located in this well regarded South Leamington Spa location.

Price Guide
£299,000



120, Shrubland Street, Leamington Spa, CV31 2AR

120 Shrubland Street

Is a popular and established South Leamington Spa location, conveniently sited approximately half a mile from the town centre close to a good range of local facilities and amenities including; shops, schools and a variety of recreational facilities including a nearby open parkland. This particular location has consistently proved to be very popular.

ehB Residential are pleased to offer 120 Shrubland Street, which is an opportunity to acquire an impressive end town house of style and character, created from the conversion of a former bakery in 2020 to an imaginative contemporary style. The property features spacious two bedroom and two bathroom accommodation arranged over three floors, including under floor heating, sealed unit double glazing and a comprehensively fitted living/kitchen of note. The agents consider internal inspection to be highly recommended. **IMMEDIATE VACANT POSSESSION.**

In detail the accommodation comprises:-

Entrance Hall

With chestnut wood effect laminate flooring, composite entrance door with glazed panel over.

Open Plan Living/Dining Kitchen

16'9" x 21' (5.11m x 6.40m)

With matching flooring, sealed unit double glazed sash windows to two aspects, comprehensively fitted contemporary style kitchen featuring gloss white faced base cupboard and drawer units with complimentary work surfaces, matching range of high level units and island unit, single drainer stainless steel sink unit with flexi mixer tap, built-in AEG double oven, microwave, fridge freezer, dishwasher, five ring induction hob unit with extractor hood over, built-in washing machine and boiler cupboard containing Baxi gas fired central heating boiler and programmer.

Stairs and Landing

With balustrade.

Bathroom/WC

5'9" x 10' (1.75m x 3.05m)

With contemporary fittings including vanity unit with wash hand basin, mixer tap, glazed panel splashback, chrome heated towel rail, low flush WC, panel bath with integrated shower unit and shower screen, extractor fan.

Bedroom

16' x 14'6" (4.88m x 4.42m)

With double built-in wardrobe with hanging rail, shelf and drawer unit, radiator, sash windows to two aspects.



Stairs and Second Floor Landing With balustrade.

Bedroom Two

15'9" x 16' (4.80m x 4.88m)

With windows to two aspects, built-in double wardrobe with hanging rail, cupboard over, radiator.

En-Suite Shower Room/WC

9'6" x 4'6" (2.90m x 1.37m)

With oversized tiled shower cubicle, electric shower unit and screen, contemporary style vanity unit with wash hand basin, mixer tap, glazed splashback, low flush WC, chrome heated towel rail.

Outside

To the front of the property is a small forecourt, fronting a pedestrian walkway with non-permit parking opposite the property.

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

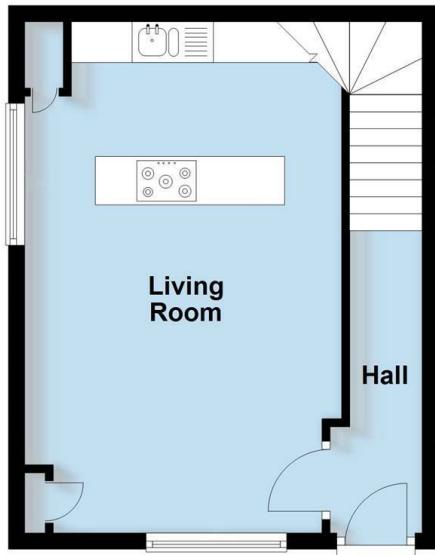
Council Tax Band B.

Location

120 Shrubland Street
Leamington Spa
CV31 2AR

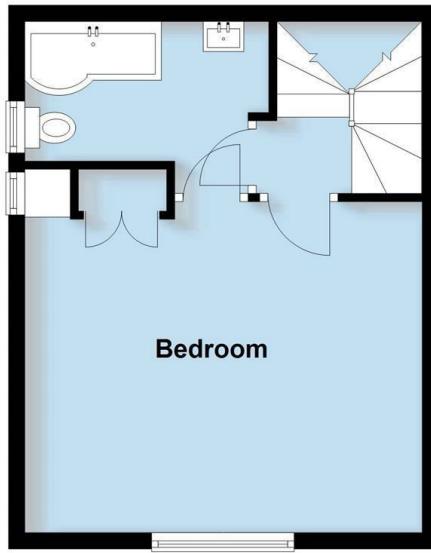
Ground Floor

Approx. 30.8 sq. metres (331.1 sq. feet)



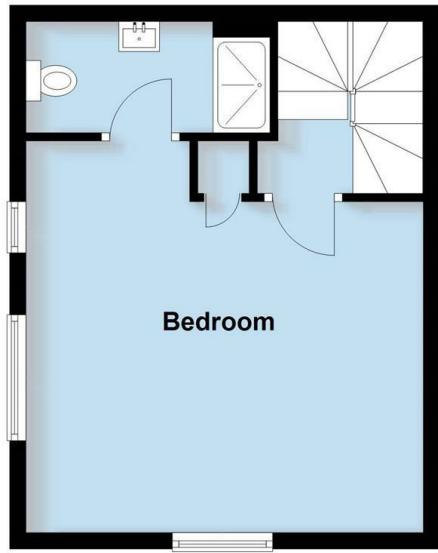
First Floor

Approx. 30.8 sq. metres (331.1 sq. feet)



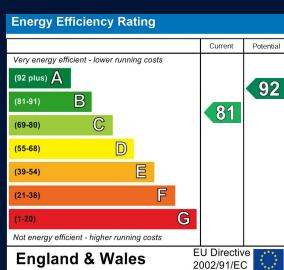
Second Floor

Approx. 30.8 sq. metres (331.1 sq. feet)



Total area: approx. 92.3 sq. metres (993.2 sq. feet)

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



Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN
01926 881144
ehbresidential.com

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

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



IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.