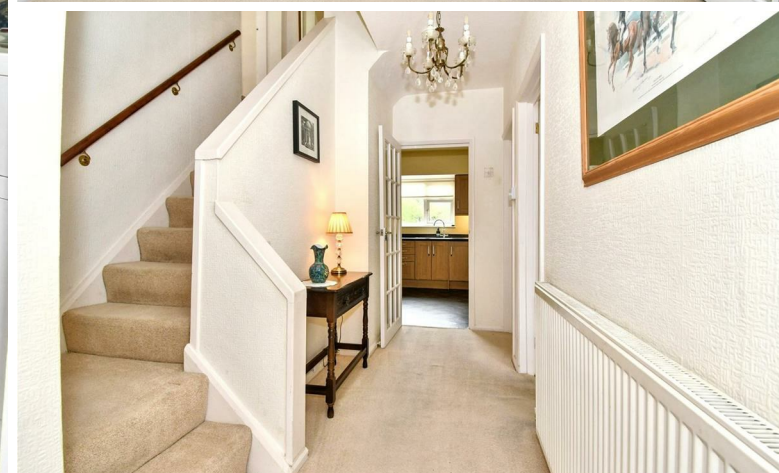


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7, Epsom Road, Leamington Spa



A mature, bay fronted four bedroomed extended semi-detached property, situated in this well-regarded cul-de-sac location in North Leamington, with good sized rear garden.

Briefly Comprising;

Enclosed entrance porch, hallway, living room with French door to garden, archway to dining room, modern fitted kitchen, good sized garage - open plan to utility space/ground floor WC. First floor landing, four bedrooms, white fitted bathroom with separate WC. Upvc double glazing. Gas radiator heating. Brick block paved driveway providing plenty of off road parking. Patioed and lawned good sized garden. NO CHAIN.

Epsom Road

Offers an excellent opportunity to acquire a spacious and well proportioned family home in this popular part of North Leamington. The property has been well maintained but does offer further scope for updating and improvement, and particularly benefits from an attractive rear garden.

Viewing highly recommended.

The Property

Is approached via a brick block paved driveway, giving access to...

Enclosed Entrance Porch

With obscure upvc double glazed entrance door with double

glazed windows to side. Part timber framed multi pane glazed door to...

Entrance Hallway

With dog-leg staircase rising to first floor landing, multi pane glazed doors to ground floor accommodation, radiator, useful cloaks cupboard.

Dining Room (Front)

10'11" into chimney rec x 11'9" (3.33m into chimney rec x 3.58m)

With upvc double glazed bay window to front elevation, double radiator, display recesses and cupboards to either side of chimney breast, wall light, archway through to...



Living Room

10'11" into chimney recess x 14'10" into bay (3.33m into chimney recess x 4.52m into bay)

Feature upvc double glazed bay window and French door to garden to the rear, double radiator, cupboards, and display shelving to chimney recess.

Kitchen

7'10" x 9'8" (2.39m x 2.95m)

Fitted with a modern range of base and wall units with granite look working surface and upstands over. One and a half bowl sink drainer unit with mixer tap, inset four point stainless steel gas hob with stainless splashback and filter hood over, and double oven below. Upvc double glazed

window to rear elevation. Double radiator. Double doors to useful shelved pantry cupboard with window to side. Upvc double glazed door leading to garage/utility space.

Garage/Utility/WC Space

27'7" overall (8.41m overall)

Garage

7'6" x 18'8" (2.29m x 5.69m)

With electric roller door, door to useful understairs store cupboard, timber framed part obscure glazed door to side.

Utility Space/WC

7'6" x 9' (2.29m x 2.74m)

With space and plumbing for washing machine, wall cupboard, upvc double glazed window to rear elevation, polycarbonate angled roof, door to...



Ground Floor WC

Fitted with a white low level WC, wall mounted Worcester central heating boiler, wash hand basin.

First Floor Landing

With hatch to roof space.

Bedroom One (Rear)

10'11" inc fitted w'robes x 15'5" into bay (3.33m inc fitted w'robes x 4.70m into bay)

With upvc double glazed bay window to rear elevation, double radiators, three doors to built-in wardrobes providing a variety of hanging and shelved areas.



Bedroom Two (Front)

10'10" inc fitted w'robes x 12'5" into bay (3.30m inc fitted w'robes x 3.78m into bay)

With upvc double glazed bay window to front elevation, radiator, three door built-in wardrobe providing a variety of hanging and shelved areas.

Bedroom Three (Side)

7'5" inc fitted w'robes x 12'10" (2.26m inc fitted w'robes x 3.91m)

With upvc double glazed windows to front and rear elevations, fitted wardrobes providing a variety of hanging with high level storage over, radiator.



Bedroom Four (Front)

7'11" x 6'11" max inc staircase bulkhead (2.41m x 2.11m max inc staircase bulkhead)

With upvc double glazed window to front elevation, radiator, fitted shelving, storage over staircase bulkhead.

Bathroom

Fitted with a white, modern suite to comprise; shower bath with mixer tap and wall mounted Mira Event electric shower and control, wash hand basin set into vanity cupboard with mono-mixer, upvc double glazed window to rear elevation, chrome radiator towel rail, cupboard housing insulated hot water cylinder.

Separate WC

Fitted with a white low level WC, upvc obscure double glazed window to side elevation.

Outside (Front)

The front of the property is principally laid to brick block paving, providing an abundance of off road parking, gated side access leading to the rear garden.

Outside (Rear)

The rear garden being principally laid to lawn, and attractively planted with well stocked herbaceous borders. Broad paved patio area across the rear of the property with dwarf wall and steps leading up to the remainder of the garden, which is principally lawned and surrounded in the main by close board fencing. Sectional shed providing storage.



Mobile Phone Coverage

Outdoor signal good, variable in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom Sept 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 Sept 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 D.

Location

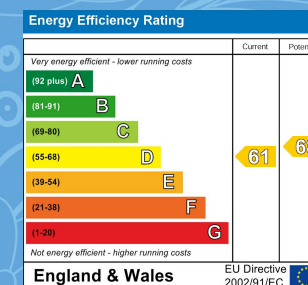
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Leamington Spa
CV32 7AR

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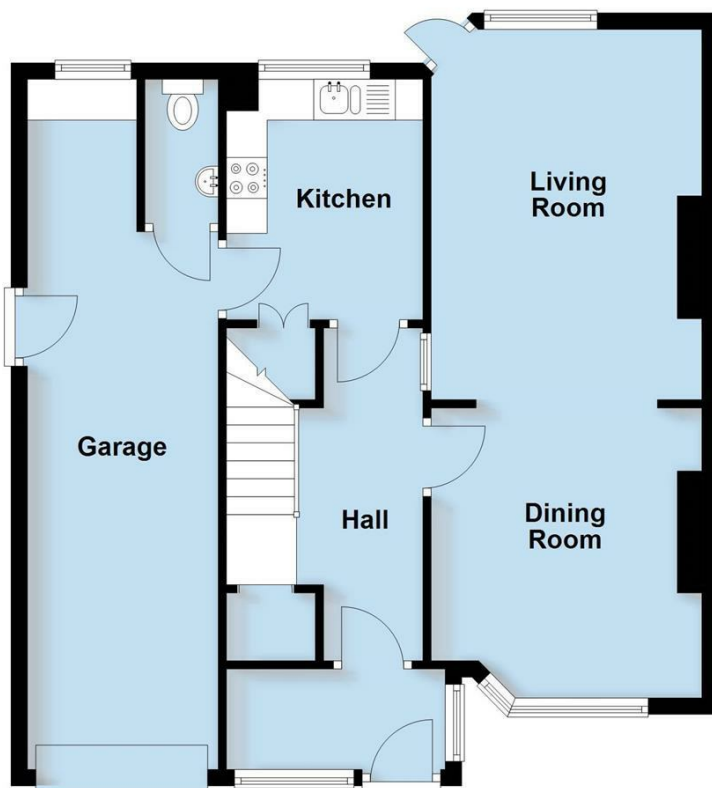
01926 881144 ehbresidential.com



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

Ground Floor

Approx. 68.8 sq. metres (740.4 sq. feet)



First Floor

Approx. 53.0 sq. metres (570.6 sq. feet)



Total area: approx. 121.8 sq. metres (1311.0 sq. feet)

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