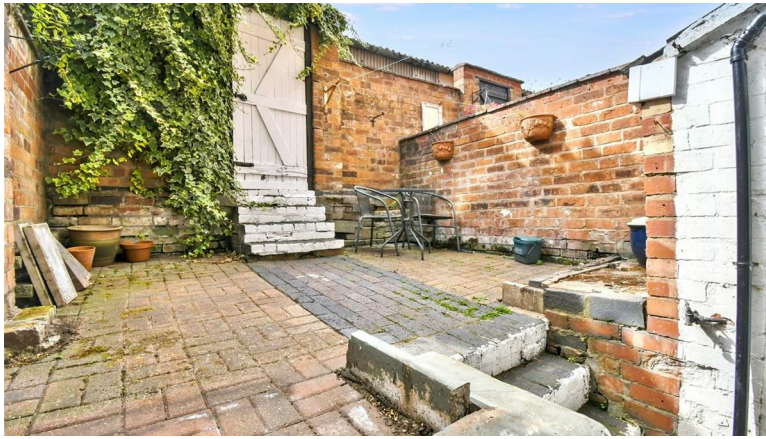
ehB RESIDENTIAL

Your Property - Our Business

12, Gunnery Terrace, Leamington Spa

O.I.R.O £315,000



A characterful two/three bedroomed period terraced property located in this highly desirable and convenient location, just north west of the town centre offering flexible accommodation over three levels.

Briefly Comprising;

Sitting room, snug/study/bedroom two, lower ground floor with dining room and fitted kitchen with steps leading to garden, first floor with master bedroom, further bedroom and attractively refitted bathroom, gas radiator heating, double glazing, walled courtyard rear garden and fore garden.

The Property

Is approached via gated quarry tiled path leading to partially obscure glazed entrance door to...

Sitting Room

11'2" into chimney recess x 10'11" (3.40m into chimney recess x 3.33m)
With upvc multi paned style double glazed window to front elevation, shelving to one chimney recess, period style fireplace with tiled inlays to either side of fire basket and tiled hearth, wall light points, exposed timber partially glazed door with steps down to the lower ground floor and further matching door through to...

Inner Lobby

With staircase rising to first floor landing and exposed timber panelled door to…

Snug/Study/Bedroom Two

11'3" into chimney recess x 9'10" (3.43m into chimney recess x 3.00m)
With upvc multi paned look double glazed window to rear elevation, fitted shelving to chimney recess, radiator and cupboard concealing combination boiler with further cupboard below.

From the Sitting Room, a staircase leads down to the lower ground floor.

Dining Room

11'0" x 10'9" (3.35m x 3.28m)
With upvc double glazed window to light well to front elevation, wall light points, timbers to ceiling, double cupboard housing meters with shelving, tiled floor with electric under floor heating.

Fitted Kitchen

11'1" x 9'8" (3.38m x 2.95m)
Fitted with an attractive range of shaker style base and wall units with wood block look working surface over and upstands, Belfast style sink drainer with mixer tap, space and plumbing for washing machine, space for refrigerator and freezer and space for gas cooker with Zanussi filter hood over, tiled flooring also with electric under floor heating and useful under stair shelved pantry area, upvc part double glazed door to garden with windows to side.

First Floor Landing

Bedroom One (Front)

11'2" x 11'0" plus built-in w'robe (3.40m x 3.35m plus built-in w'robe)
With upvc multi paned look double glazed window to front elevation, radiator, period style fireplace and concertina doors to wardrobe with hanging and shelving, herringbone wood look flooring.

Bedroom Three (Rear)

6'1" x 9'11" (1.85m x 3.02m)
With upvc double glazed window to rear elevation and radiator.

Bathroom

Having been attractively re-fitted with a white suite to comprise; low level

WC with concealed cistern, wash hand basin set onto vanity cupboard with useful storage below, short bath with period style taps and separate hand held shower attachment and fixed rainwater style overhead main shower above, folding glazed shower screen, full splash back tiling, recess housing bathroom cabinet, further display recess, upvc double glazed window to rear elevation, tiled floor, chrome radiator towel rail, down lighter points to ceiling.

Outside Front

There is a paved path over the fore garden, approached via wrought iron gates, large brick edged lightwell.

Courtyard Rear Garden

Enclosed walled courtyard garden with personal gate to rear, approached via the kitchen up a short flight of steps, principally laid to block paving and personal gate to rear, lean-to outside WC with low level WC and wall mounted wash hand basin.

Mobile Phone Coverage

Good outdoor and 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

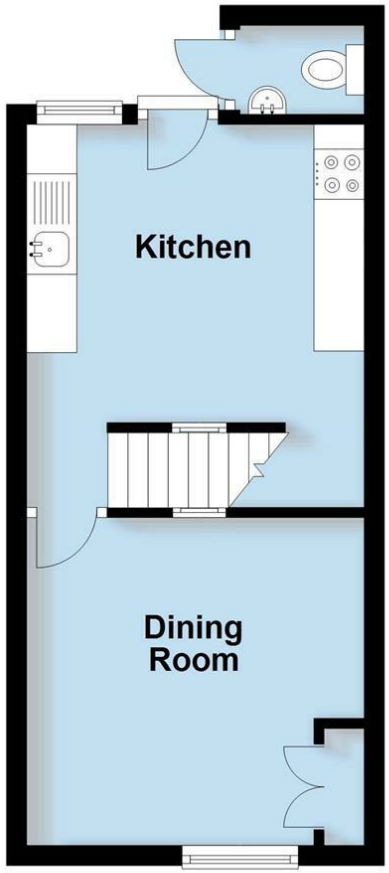
Council Tax Band B.

Location

12 Gunnery Terrace
Leamington Spa
CV32 5PE

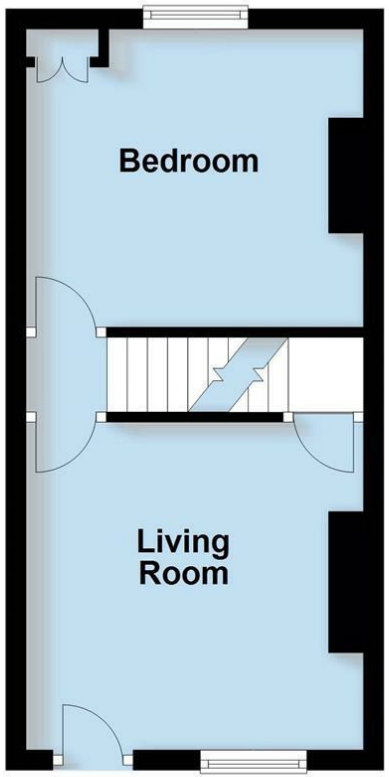
Basement

Approx. 25.3 sq. metres (272.6 sq. feet)



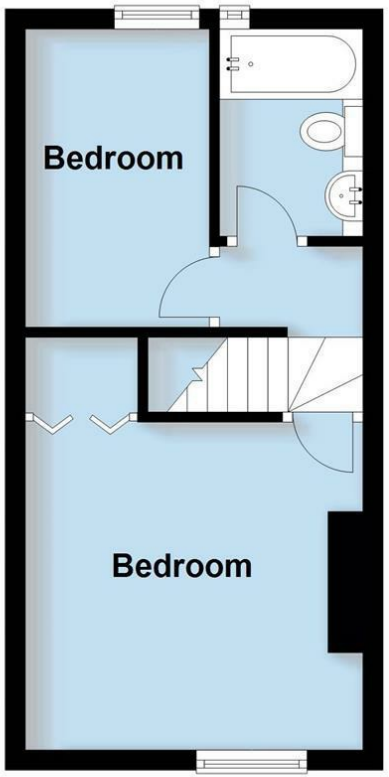
Ground Floor

Approx. 24.1 sq. metres (259.5 sq. feet)



First Floor

Approx. 24.1 sq. metres (259.5 sq. feet)



Total area: approx. 73.6 sq. metres (791.7 sq. feet)

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

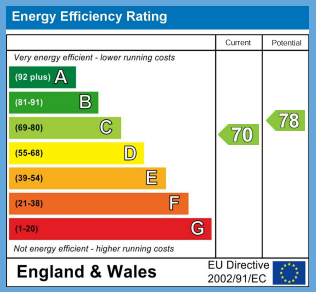
ehB RESIDENTIAL

Your Property - Our Business

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

Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

01926 881144 ehbresidential.com



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

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 particulars 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.