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26, Strathearn Road, Leamington Spa

£395,000



A period bay fronted well presented, two double bedroomed, terraced property. Situated in this most highly sought after and well regarded location, conveniently sited just North East of the town centre.

Strathearn Road

Has consistently proven to be one of the most desirable roads for this type and size of property within Leamington, being a row of predominantly similar properties, with pretty facades, offering convenient access to the town centre, with shops, parks and pubs all within easy reach. This particular property benefits from a larger than average rear garden. It does offer further scope to enlarge to the rear subject to the necessary permissions and consent, as other neighbouring properties have already done.

Briefly Comprising;

Recessed arched porch, entrance hallway, living room with bay

window, dining room, separate refitted shaker style kitchen. First floor landing, two double bedrooms, white refitted bathroom currently used as a shower room. Good sized landscaped and patiod rear garden, fore garden. Gas radiator heating.

The Property

Is approached via a blue brick block paved pathway with access to...

Arched Recessed Entrance Porch

Which in turn leads to the timber entrance door with double glazed obscure panels leading to...

Entrance Hallway

With high level cupboard housing meters and fuse box, staircase rising to first floor landing, radiator, timber flooring.

Living Room (Front)

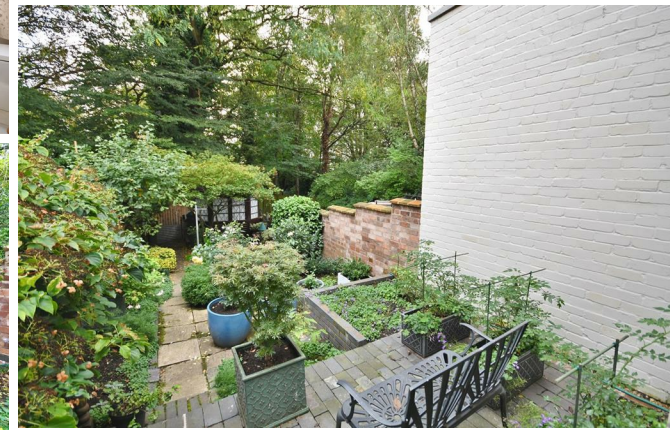
10'6" into chimney rec x 13'7" into bay (3.20m into chimney rec x 4.14m into bay)

With timber framed multi pane sash bay window to front elevation, tiled fireplace surround and hearth, continuation of wood flooring, picture rail, double radiator.

Dining Room (Rear)

11'1" into chimney rec x 12'1" (3.38m into chimney rec x 3.68m)

With original style fitted shelved cupboards to one chimney recess, fireplace surround and tiled hearth, picture rail, double radiator, timber framed sash window to rear elevation with railings behind, continuation of wood flooring, part obscure glazed timber door to rear lobby with understairs recess which in turn leads through to...



Kitchen

7'11" x 11'2" (2.41m x 3.40m)

With a range of refitted shaker style base units with contrasting square edged working surface over with splashbacks, sink drainer unit with mixer tap, space and plumbing for cooker, space and plumbing washing machine, timber framed glazed window to rear elevation overlooking garden, further sash window to side, both with wrought iron railings, wall mounted Vaillant combination boiler, tiled floor, radiator and part obscure glazed timber door leading to garden.

First Floor Landing

With hatch to roof space.

Bedroom One (Front)

14'2" x 11'10" (4.32m x 3.61m)

With two timber framed sash windows to front elevation, double radiator feature, original style fireplace surround.

Bedroom Two (Rear)

8'8" into chimney rec x 11'11" (2.64m into chimney rec x 3.63m)

With original style fireplace surround, radiator and timber sash window to rear elevation.

Bathroom

7'7" x 11' (2.31m x 3.35m)

With attractively refitted modern white suite to comprise; wash hand basin with mono-mixer set onto timber vanity cupboard, low level WC with concealed cistern, large double walk-in shower cubicle with wall mounted shower with fixed rainwater style shower head and additional hand held shower attachment, full splashback tiling to splashback areas, tiled floor, double radiator, timber framed sash window to rear elevation.

Outside (Front)

To the front of the property is a shallow fore garden laid to gravel with a blue brick paved path leading to the entrance door.

Outside (Rear)

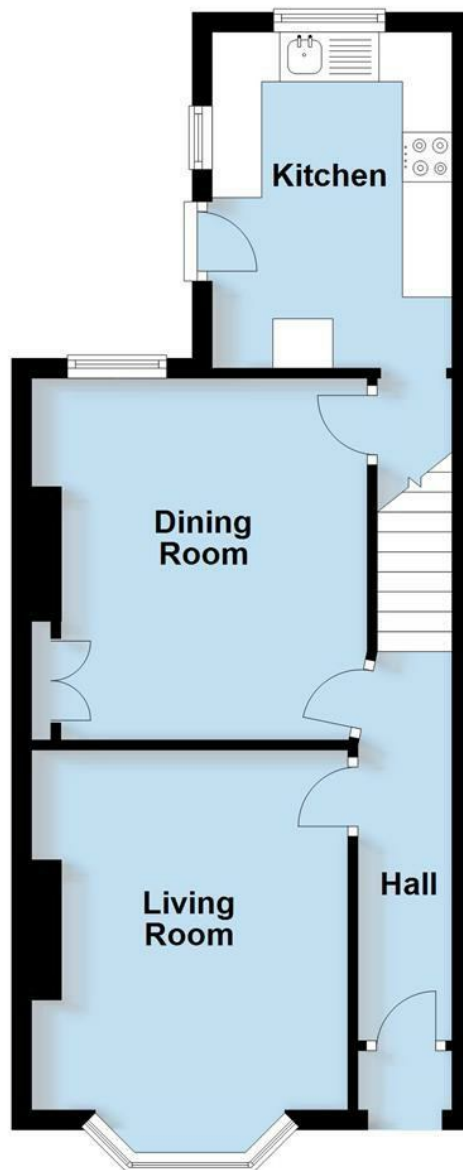
This property in particular benefits from one of the largest rear gardens on this side of the street, attractively landscaped with a variety of paved and sitting areas with well stocked herbaceous borders, metal garden gate to the rear gives access to the rear pedestrian access, small timber garden shed/summerhouse.

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Leamington Spa
CV32 5NW

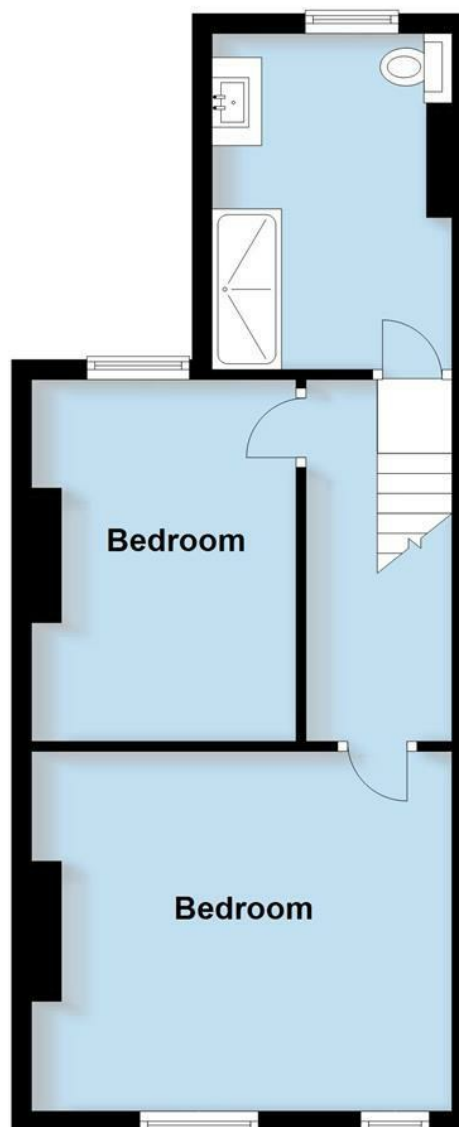
Ground Floor

Approx. 40.0 sq. metres (430.3 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.7 sq. feet)



Total area: approx. 79.7 sq. metres (857.9 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

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