

ehB
RESIDENTIAL

Your Property - Our Business



45, Campion Road, Leamington Spa



An excellent opportunity to acquire a particularly well-proportioned, semi-detached family residence, providing gas centrally heated four bedroomed accommodation, featuring two good sized reception rooms and large landscaped garden of note, in highly regarded North Leamington Spa location.

[Campion Road](#)

Is located just off Lillington Road, is a popular and established North Leamington Spa location. Ideally sited within easy reach of the town centre and all facilities and amenities, including shops, schools and a variety recreational facilities. Over recent years

Campion Road, which comprises of a mix of both period and modern dwellings, has consistently proved to be extremely popular.

ehB Residential are pleased to offer 45 Campion Road, which is an outstanding opportunity to acquire a particularly well-proportioned semi-detached, family residence, providing gas centrally heated and sealed unit double glazed, four bedroomed accommodation, which includes refitted shower room/WC, fitted kitchen and two reception rooms. A particular feature of the property is the beautifully landscaped, large, south facing rear garden. The

property also includes a garage and additional off-road parking, and whilst having been well-maintained the property does provide considerable scope for further principally cosmetic improvement. Inspection is highly recommended.

In detail the accommodation comprises:-

[Entrance Hall](#)

With upvc sealed unit double glazed entrance door, radiator, under stair cupboard, telephone point.

[Cloakroom/WC](#)

With low flush WC.



Lounge

11'10" x 15'9" (3.61m x 4.80m)

With gas fire and connection, twin French doors overlooking rear garden, radiator, with connecting doors to...

Dining Room

12' x 8'10" (3.66m x 2.69m)

With radiator.

Fitted Kitchen

12'10" x 8' (3.91m x 2.44m)

With extensive range of base cupboard and drawer

units, complementary rolled edge work surfaces, single drainer stainless steel sink unit, tiled splashbacks, high level cupboards and Glo-worm gas fired central heating boiler and programmer, appliance space, gas cooker point, tiled floor, plumbing for automatic washing machine, downlighters, glazed panel rear door.

Stairs and Spacious Landing

With access to roof space with pull down ladder, being part boarded with electric light.

Bedroom

14' x 12' (4.27m x 3.66m)

With radiator, full width range of built-in wardrobes with mirrored sliding doors, hanging rail, shelves.

Bedroom

11' x 11'10" (3.35m x 3.61m)

With triple built-in wardrobe, hanging rail and cupboards over, radiator.

Bedroom

12'10" x 7'10" (3.91m x 2.39m)

With radiator.



Bedroom

8' x 5'10" (2.44m x 1.78m)

With radiator.

Re-fitted Shower Room/WC

7'3" x 6'6" (2.21m x 1.98m)

Being tiled with tiled floor, walk-in shower enclosure with Triton shower unit, vanity unit with wash hand basin, mixer tap, low flush WC with concealed cistern, chrome heated towel rail.

Outside (Front)

To the front of the property is a pleasant, landscaped

garden with circular paving and inset, well stocked flower beds. Tarmac drive leading to the...

Integral Garage

17' x 8' (5.18m x 2.44m)

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

Pedestrian Side Access leads to the...

Outside (Rear)

Large (in excess of 100 ft) landscaped rear garden with paved patio, shaped lawns, well stocked flower borders, close board fenced and south facing and is a particular feature of the property.

Mobile Phone Coverage

Likely/Limited mobile signal is available in the area. We advise you to check with your provider. (Checked on Ofcom Oct 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 Oct 25).

Note

In accordance with the Estate Agents Act our "Client" is a relation of an ehB Employee.



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 C.

Location

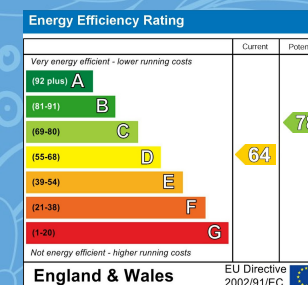
CV32 5XF

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

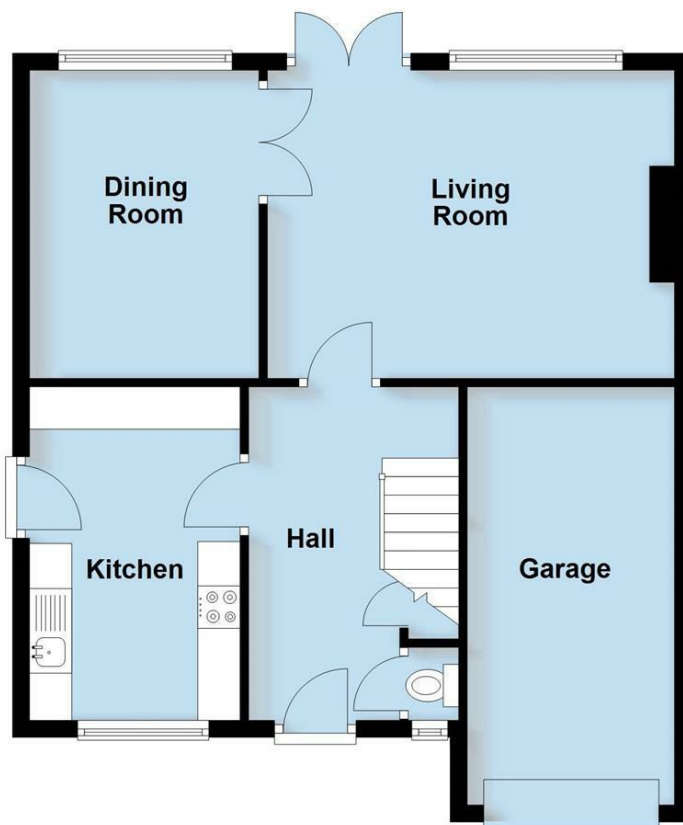
01926 881144 ehbresidential.com



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

Ground Floor

Approx. 60.9 sq. metres (656.0 sq. feet)



First Floor

Approx. 58.5 sq. metres (629.9 sq. feet)



Total area: approx. 119.5 sq. metres (1285.9 sq. feet)

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