

**ehB**  
RESIDENTIAL

Your Property - Our Business



14, England Crescent, Leamington Spa

Offers Over  
£350,000



An outstanding opportunity to acquire and extended, traditionally styled semi-detached family residence, recently subject to considerable improvement by the present owners including a new roof in 2021 and new composite front door in 2023, providing well-appointed three bedroomed accommodation, in highly regarded South Leamington Spa location.

#### England Crescent

Is a popular and established South Leamington Spa location, ideally sited within easy reach of the town centre and all amenities, including walking distance to the local railway station, local shops and range of

well-regarded schools. This particular location has consistently proved to be very popular.

ehB Residential are pleased to offer 14 England Crescent, which is an opportunity to acquire an extended, traditionally styled semi-detached family residence, which has been subject to much recent improvement by the present owners, and provides gas centrally heated, three bedroomed accommodation including re-fitted bathroom and kitchen, conservatory and utility extensions, and is presented to an excellent standard throughout. The property also includes a pleasant garden and good

sized block paved off-road car standing facility. The agents consider internal inspection to be highly recommended.

In detail the accommodation comprises:-

#### Entrance Hall

With staircase off, turned balustrade, radiator, tiled floor, composite glazed panelled entrance door and side window.





### Lounge/Dining Room

22'6" x 13'6" max 8" min (6.86m x 4.11m max 2.44m min)

Having bow window with plantation blind, radiator, fireplace feature with hearth and wood burner, meter cupboard, coving to ceiling, wood effect flooring, twin French doors to...

### Conservatory

11'4" x 7'6" (3.45m x 2.29m)

With upvc framed sealed unit double glazed with French door, tiled floor.

### Fitted Kitchen

9'4" x 11'3" (2.84m x 3.43m)

With tiled floor, range of base cupboard and drawer units, timber work surfaces, built-in dishwasher, inset single drainer one and a half bowl colour matched sink unit with mixer tap, built-in oven and four ring ceramic hob unit with extractor hood over, high level cupboards incorporating built-in microwave, tiled splashbacks, three quarter height units incorporating fridge and freezer, pantry with Worcester combination gas fired central heating boiler and programmer.

### Rear Hall

With tiled floor and upvc framed sealed unit double glazed panelled rear door, leading to the...

### Utility Room

11'6" x 6'10" (3.51m x 2.08m)

With range of base cupboard and drawer units, rolled edge work surfaces, plumbing for automatic washing machine, vented for tumble dryer, composite glazed panelled rear door, windows to three aspects, further appliance space, radiator.



#### Stairs and Landing

With side window, downlighters, access to roof space with pull down ladder, partly boarded.

#### Re-fitted Bathroom/WC

6' x 6' (1.83m x 1.83m)

With white suite comprising vanity unit incorporating wash hand basin with mixer tap, low flush WC with concealed cistern, panelled bath with mixer tap, shower screen and integrated shower unit, being tiled with tiled floor, downlighters, chrome heated towel rail, mirrored cabinet.

#### Bedroom

13'6" x 10'9" (4.11m x 3.28m)

With wood effect laminate flooring, plantation blind, radiator, two double built-in wardrobes, hanging rails, shelves.

#### Bedroom

8'6" x 6'6" plus wardrobe recess (2.59m x 1.98m plus wardrobe recess)

With radiator.



#### Bedroom

11' x 11'6" (3.35m x 3.51m)

With linen cupboard with hanging rail, shelf and double built-in wardrobe with shelves, radiator, wood effect laminate flooring.

#### Outside (Front)

To the front of the property is a shaped lawn, bounded by established hedge, close boarded fencing, block paved drive and standing.

#### Outside (Rear)

To the rear of the property is a pleasant established



garden with stepped, paved patio, shaped lawn, raised flower borders, close boarded fencing and shed.

#### [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 2025).

#### [Broadband Availability](#)

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

#### [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](#)

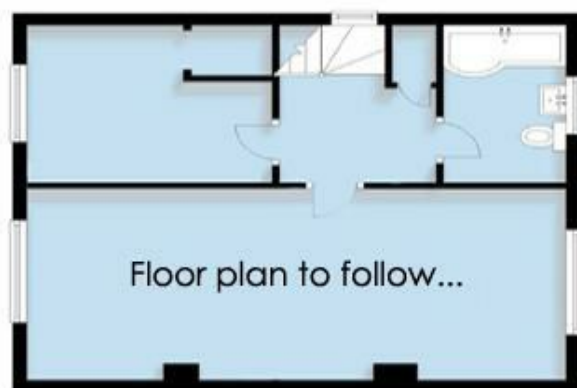
Council Tax Band B.

#### [Location](#)

CV31 3JH

## 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  
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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                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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