

**ehB**  
RESIDENTIAL

Your Property - Our Business



67, Ashford Gardens, Whitnash, Leamington Spa

Offers Over  
£350,000





A well maintained 1970's built, semi-detached family residence, providing gas centrally heated three bedroomed accommodation, featuring large garden and garage with scope for cosmetic improvement and potential extension, in highly regarded South Leamington Spa location.

#### Ashford Gardens

Is a popular and established cul-de-sac location, situated in the ever popular South Leamington Spa location of Whitnash. The property being close to a good range of facilities and amenities, including local shops, schools and a variety of recreational facilities, and easy access to the town centre some two miles distant. The location is also convenient for access to the motorway network and has consistently proved to be very popular.

ehB Residential are pleased offer 67 Ashford Gardens, which is an opportunity to acquire a well maintained 1970's built, semi-detached family residence, providing gas centrally heated three bedroomed accommodation, which features a large garden, garage and

additional parking. The property also includes a fitted kitchen and re-fitted shower room/WC, and has been well maintained throughout. However, the agents consider does provide scope for cosmetic improvement and extension, subject to the usual consents. The agents consider viewing to be highly recommended.  
IMMEDIATE VACANT POSSESSION

In detail the accommodation comprises:-

#### Enclosed Storm Porch

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

#### Lounge

16' x 8'13" (4.88m x 2.44m)

With staircase off, stone fireplace and hearth with gas real flame effect fire and connection, bow window, TV point, radiator.

#### Separate Dining Room

11'6" x 8'10" (3.51m x 2.69m)

With double radiator.

#### Fitted Kitchen

10'4" x 7'3" (3.15m x 2.21m)

With range of attractive base cupboard and drawer units, rolled edge work surfaces, tiled splashbacks, matching range of high level cupboards, inset single drainer one and a half bowl stainless steel sink unit, built-in double oven, four ring ceramic hob unit, extractor hood over, appliance space, plumbing for automatic washing machine, downlighters and gas fired central heating boiler and programmer, part glazed panelled rear door.

#### Stairs and Landing

Access to roof space, side window.

#### Bedroom

9'10" x 6'6" (3.00m x 1.98m)

With radiator.

#### Bedroom

10' x 13' (3.05m x 3.96m)

With radiator.





#### Bedroom

10'6" x 10' (3.20m x 3.05m)

With airing cupboard with lagged cylinder and immersion heater, radiator.

#### Re-Fitted Shower Room/WC

6;4" x 6' (1.83m;1.22m x 1.83m)

Being tiled with shower enclosure with integrated shower unit, screen, pedestal basin, low flush WC, radiator.

#### Outside (Front)

The property occupies a generous plot, front garden area principally gravelled with flower beds, tarmac drive/standing with gates leading to further paved standing area and...

#### Detached Garage

22'6" x 9'10" (6.86m x 3.00m)

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

#### Outside (Rear)

Large rear garden comprising paved patio, shaped lawn, established flower borders, with greenhouse and timber potting shed, bounded by established hedge and trees.

#### 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 D.

#### Location

CV31 2NB

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

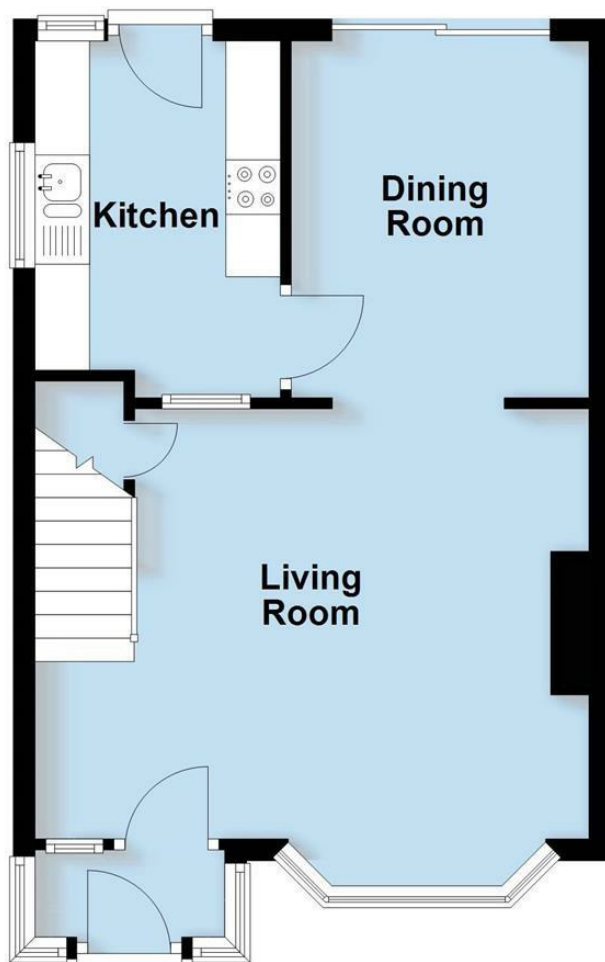
01926 881144 [ehbresidential.com](http://ehbresidential.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

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

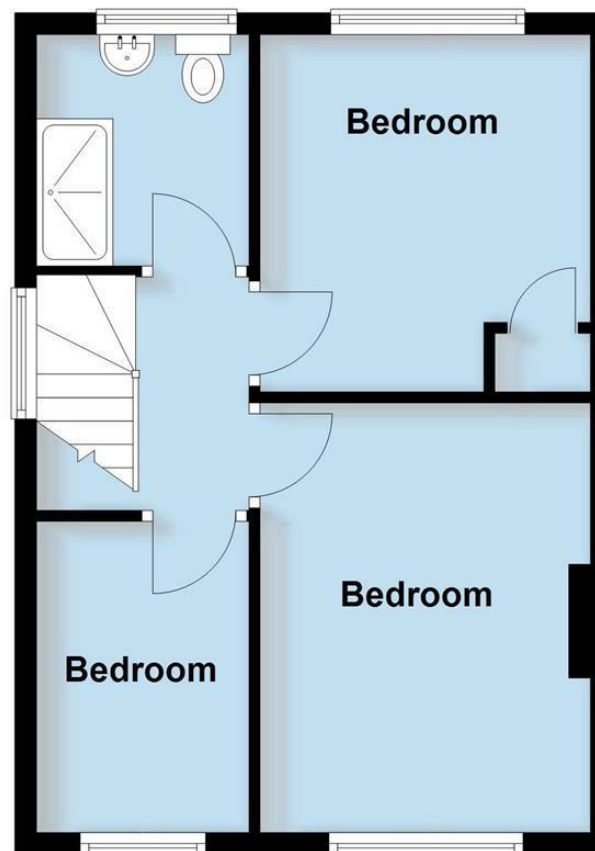
## Ground Floor

Approx. 39.0 sq. metres (420.2 sq. feet)



## First Floor

Approx. 37.1 sq. metres (399.7 sq. feet)



Total area: approx. 76.2 sq. metres (819.9 sq. feet)

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