



**ehB**  
RESIDENTIAL

Your Property - Our Business

2, Leighton Close, Leamington Spa



An extended traditionally styled semi-detached family residence, providing gas centrally heated and sealed unit double glazed, four bedrooomed accommodation featuring extended dining room, on pleasant corner plot offering scope for some modernisation and improvement, in well regarded north east Leamington Spa location.

#### Leighton Close

Located just off Parklands Avenue is a popular and established cul-de-sac location, conveniently sited approximately a mile and a half from the town centre, close to a good range of local facilities and amenities including local shops on Cubbington Road, well regarded schools for all grades and a variety of recreational facilities. This established cul-de-sac has consistently proved to be very popular.

ehB Residential are pleased to offer 2 Leighton Close which is an opportunity to acquire a much extended, traditionally styled semi-detached family residence, providing gas centrally heated four

bedroomed accommodation, which also features an extended dining room. The property has been well maintained by the present owners, however the agents due consider it to have considerable scope for further modernisation and general improvement. The property occupies a pleasant corner position including garage and additional off-road parking and represents an excellent opportunity.

In detail the accommodation comprises:-

#### Enclosed Storm Porch

With patio style sliding doors leads to the...

#### Entrance Hall

With staircase off, understair cupboard, glazed panelled entrance door, radiator.

#### Lounge

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

With picture window, wall light points, tiled fireplace and hearth with gas real flame effect fire and connection.



#### Extended Dining Room

22'1" x 8'7" (6.73m x 2.62m)

With glazed panelled screen to Kitchen, sliding aluminium framed patio doors to the rear garden area and double radiator.

#### Fitted Kitchen

10' x 9'6" (3.05m x 2.90m)

With range of base cupboard and drawer units and complimentary work surfaces, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, matching range of high level cupboards, built-in double oven, four ring hob unit with extractor hood over, appliance space and plumbing for automatic washing machine.

#### Rear Porch with Separate WC

With low flush WC off.

#### Stairs and Landing

Access to roof space, built-in linen cupboard.



#### Bedroom

15'6" x 8' (4.72m x 2.44m)  
With double radiator.

#### Bedroom

12' x 10' (3.66m x 3.05m)  
With radiator.

#### Bedroom

14'9" x 10'7" (4.50m x 3.23m)  
With radiator.

#### Bedroom

9'4" x 7'8" (2.84m x 2.34m)  
With radiator, built-in double cupboard.

#### Bathroom/WC

7'1" x 6'2" (2.16m x 1.88m)  
Being half tiled with white suite comprising panelled bath, pedestal basin, low flush WC, radiator.

#### Outside

The property occupies a pleasant corner position with driveway providing off road car parking leading to the integral garage. The drive being flanked by shaped lawn to both front and side with established flower borders, pedestrian side access leading to the small court yard style rear garden area including integral store.

#### Integral Garage

15'0" x 8' (4.57m x 2.44m)  
With Worcester gas fired central heating boiler and programmer, electric, light and power point.

#### 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

CV3 7BW

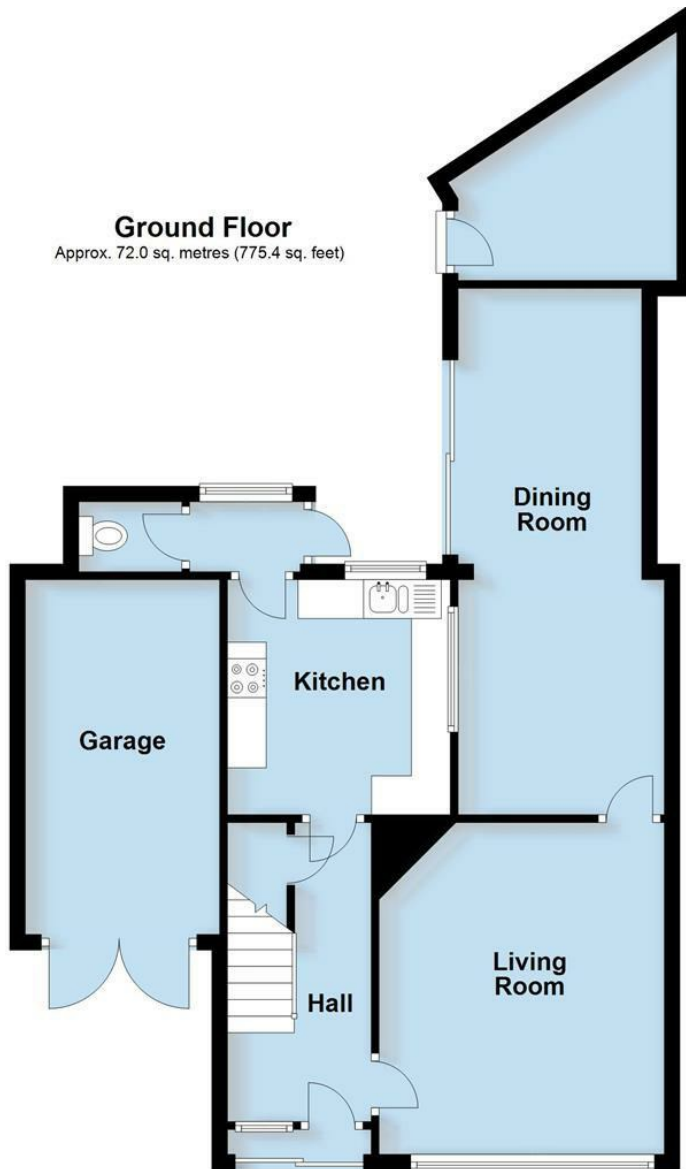
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- Land and New Homes Agents

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| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         | 80        |
| (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>                                   |  | 65                      |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |

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



Total area: approx. 125.7 sq. metres (1353.3 sq. feet)

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