

Peter Clarke



26 John Cullis Gardens, Leamington Spa, CV32 6JP

## John Cullis Gardens

### Total Approx. Floor Area 106.80 Sq.M. (1149 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor  
Approx. Floor  
Area 37.60 Sq.M.  
(405 Sq.Ft.)

First Floor  
Approx. Floor  
Area 34.60 Sq.M.  
(372 Sq.Ft.)

Second Floor  
Approx. Floor  
Area 34.60 Sq.M.  
(372 Sq.Ft.)



- A beautifully presented town house
- Situated on an exclusive development to the North of Leamington Town Centre
- Offering three generous double bedrooms
- Master en-suite and family bathroom
- Living room and study/dining room
- Modern kitchen dining room & guest W.C
- Gardens to front & rear
- Covered car parking for two cars
- NO FORWARD CHAIN
- EPC C



Offers Over £360,000

A delightful, spacious and beautifully presented, three storey town house, located on this exclusive development to the North of Leamington town centre. Offering easy access to the town and its fantastic amenities. The recently redecorated property features generous internal accommodation comprising: large entrance hall with guest W.C, study/dining room and open plan kitchen dining room. To the first floor is a well proportioned living room, family bathroom and a double bedroom. To the second floor are two further double bedrooms, the master of which also boasts an en-suite shower room. Outside the property has an attractive lawned fore garden, low maintenance rear garden and has the added benefit of two covered, side by side, parking spaces. NO FORWARD CHAIN

#### APPROACH

Accessed from the parking area via a footpath, which, in turn leads to the front door and open canopy porch. This opens into

#### ENTRANCE HALL

Large entrance hall gives way to ground floor study, guest WC, open plan kitchen dining room and has stairs rising to the first floor landing. Amtico flooring, two ceiling mounted lights and central heating radiator. Timber six panel door opens into

#### STUDY

Large sash style double glazed window to the front elevation, overlooking the foregarden and benefits from Amtico flooring, useful under stairs storage cupboard, central heating radiator and ceiling mounted light.

#### GUEST WC

Accessed from the hallway, comprising a two piece white suite with low level WC and dual flush, pedestal wash hand basin with chrome monobloc tap, tiling to floor and splash back areas, central heating radiator, ceiling mounted extractor fan and inset downlighter.

#### KITCHEN/DINING ROOM

This well proportioned and modern kitchen/dining room comprises a range of wall and base mounted units with contrasting wood effect work surfaces over, inset one and half bowl stainless steel sink and drainer unit,

integrated double oven, four ring gas hob and brushed overhead extractor. Fridge/freezer, full size dishwasher, and built in washing machine. Ceramic tiling to floor and all splash back areas, inset downlighters, rear facing sash style double glazed window and part glazed vaulted ceiling conservatory area with curved picture window overlooking the courtyard rear garden. Further to this we have double glazed timber access door leading out onto the patio terrace, additional wall mounted lighting and radiator.

#### FIRST FLOOR LANDING

Having stairs rising from entrance hall, and gives way to living room, family bathroom and bedroom three with further staircase rising to second floor, central heating radiator, centrally mounted ceiling light.

#### LIVING ROOM

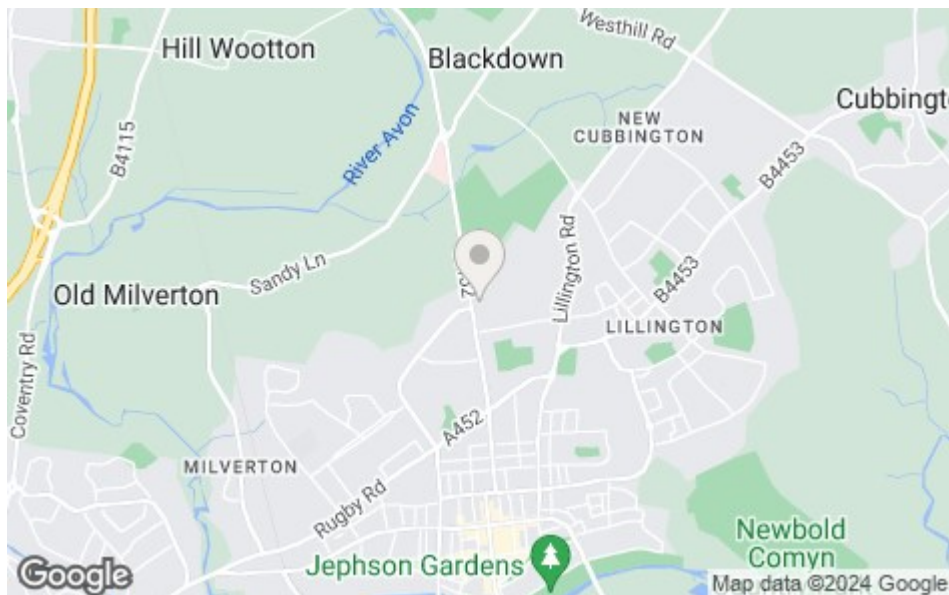
This generous second reception room has a large double glazed sash window to the front elevation overlooking the foregarden, central heating radiator, two ceiling mounted lights, TV and Satellite connection points with BT Openreach telephone connection point.

#### BEDROOM THREE

Capable of taking a double bed, benefits from a double fronted built in storage wardrobe with both shelving and hanging storage space, large double glazed sash window to the rear elevation overlooking the courtyard rear garden, central heating radiator and ceiling mounted light.







#### FAMILY BATHROOM

Comprising a three piece white suite with low level WC and dual flush, pedestal wash hand basin, paneled bath with chrome monobloc mixer tap and shower head. Fixed glass screen, ceramic tiling to floor and all splash backs, inset downlighters, ceiling mounted extractor fan and central heating radiator.

#### SECOND FLOOR LANDING

Having stairs rising from the first floor landing and benefits from loft access hatch leading to storage area, and boiler cupboard housing the Potterton Powermax central heating boiler. Further timber paneled doors leading into

#### MASTER BEDROOM

This well sized double room again benefitting from a double fronted built in storage wardrobe having a rear facing sash double glazed window overlooking the courtyard garden, centrally mounted ceiling lighting and central heating radiator. Internal timber panel door opens into

#### ENSUITE

Comprises a three piece white suite with low level WC and dual flush, pedestal wall mounted wash hand basin with chrome monobloc tap, enclosed shower cubicle with mains fed shower and hinged glass screen. Ceramic tiling to floor and splash backs, central heating radiator, shaver point, extractor fan and wall mounted vanity mirror.

#### BEDROOM TWO

The final double bedroom has a front facing sash double glazed window and benefits from a double fronted storage wardrobe, centrally mounted ceiling lighting and central heating radiator.

#### OUTSIDE

To the front of the property is a well maintained lawn foregarden and paved footpath, whilst to the rear we have a wall and fence enclosed low maintenance, courtyard style garden with paved dining terrace and large graveled area, which, is accessible directly from the kitchen/dining room.

#### PARKING

Further to the outside space this fantastic home also benefits from two side by side private and covered parking spaces directly allocated to the property.

#### GENERAL INFORMATION

**TENURE:** We are informed the property is Freehold although we have not seen evidence. Purchasers should check this before proceeding.

**SERVICES:** We have been advised by the vendor there is mains gas, electric, water and drainage connected to the property. However, this must be checked by your solicitor before exchange of contracts. There is also a maintenance charge for the communal areas of £95.00 per quarter at the time of print.

**RIGHTS OF WAY:** 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 same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band E.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** C. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the Selling Agents.

**REGULATED BY RICS**

**DISCLAIMER:** Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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