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15, Laburnum Grove, Warwick

Price Guide
£275,000



This well-appointed mews house is situated in a pleasant, no-through road setting in the sought-after residential area of Spinney Hill. The accommodation is arranged as: Entrance lobby, spacious living room, fitted kitchen, rear lobby/utility area, cloakroom, conservatory, three bedrooms and bathroom, front & rear gardens, and garage with rear vehicular access. Energy rating C

Location

Laburnum Grove is situated in the popular area of Spinney Hill. Falling into Emscote Infants School catchment which is rated as outstanding and All Saints School. There are local amenities close by and regular bus services into Warwick which is 1.5 miles away and Leamington Spa which is 2 miles away.

Approach

Through a double-glazed entrance door into:

Entrance Porch

Wood effect floor, hat and coat rail space. Door to:

Generous Sized Living Room

17'7" x 14'9" (5.36m x 4.52m)

Matching wood effect floor, two vertical radiators, downlighters, walk-in under-stairs storage with power and light, staircase rising to First Floor Landing and a double-glazed window to the front aspect. Door to:

Fitted Kitchen

15'7" x 6'9" (4.76m x 2.07m)

Range of gloss fronted base and eye level units with complementary worktops and upturns. Inset single drainer sink unit with mixer tap and rinse bowl. Electric oven with storage cupboards above and below, induction hob with extractor unit over, integrated dishwasher. Tiled floor, housing for an

American-style fridge/freezer with pull-out pantry unit and tall storage to either side and high-level cupboard over. Downlighters and a double-glazed window. Door to:

Rear Lobby

Matching tiled floor, worktop with space and plumbing for washing machine, eye-level storage cupboard, and downlighters. Double glazed casement door to Conservatory and door to:

Cloakroom

White suite comprising WC with a concealed system, countertop wash basin with double door storage cupboard below. Radiator, downlighters, tiled floor and a double-glazed window to the rear aspect.

Conservatory

10'2" x 9'7" (3.10m x 2.93m)

Wood effect tiled floor, radiator, double glazed casement door with windows to either side leads to the garden.



First Floor Landing

Access to roof space. Built-in Linen Cupboard housing the Baxi combination gas fired boiler.

Bedroom One

9'9" x 9'4" (2.98m x 2.87m)

Radiator, double-glazed window to front aspect. Door to:

Bedroom Three/Dressing Room

7'5" x 6'9" (2.28m x 2.06m)

Originally the third bedroom and could be reinstated as one if required. Having a radiator and a double-glazed window to the front aspect.

Bedroom Two

11'0" x 9'10" (3.36m x 3.00m)

Radiator and a double-glazed window to the rear aspect.

Bathroom

White suite comprising bath with mixer tap and shower system with fixed shower head and separate shower attachment. WC with a concealed cistern, wash hand basin with storage below, fully complementary tiled walls, chrome heated towel rail, downlighters, extractor fan, double glazed window to rear aspect.

Outside

There is an enclosed, lawned front garden with a pathway leading to the Entrance door.

Rear Garden

The rear courtyard garden is designed for ease of maintenance laid with artificial grass., enclosed on all sides with an outside tap, a service door to the garage and a gated rear pedestrian access.

Garage

Having an up-and-over door.

Tenure

The property is understood to be Freehold, although we have not inspected the relevant documentation to confirm this and would advise your solicitors check this matter in detail,

Services

All mains services are understood to be connected. 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 this respect. Interested parties are invited to make their own inquiries.

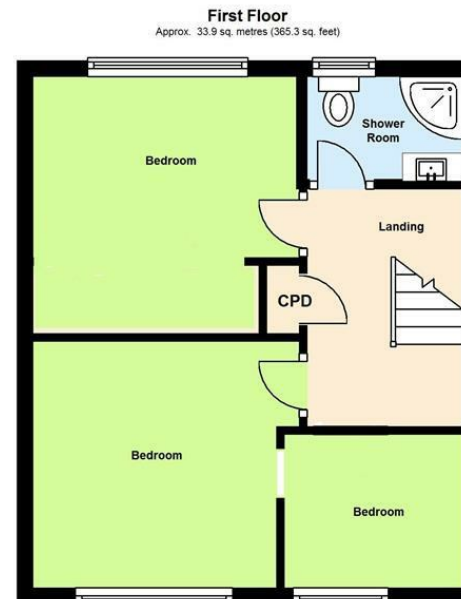
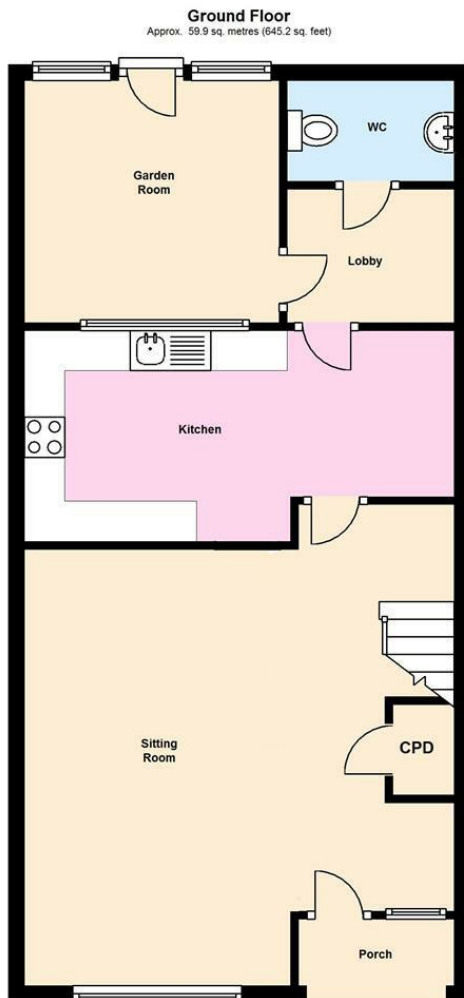
Council Tax

The property is in Council Tax Band "C" - Warwick District Council

Postcode

CV34 5TG

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents



Total area: approx. 93.9 sq. metres (1010.5 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		73	
(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: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN