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RESIDENTIAL

Your Property - Our Business



33, Franklin Road, Whitnash, Leamington Spa



This spacious and well presented two double bed roomed first floor maisonette, with front and rear gardens, conveniently located within the popular area of Whitnash.

Briefly Comprising;

Large entrance hallway, ground floor store/potential study. First floor landing, large Living/Dining room, two good sized double bedrooms. White fitted Breakfast Kitchen and white fitted bathroom. Gas radiator heating. Lawned fore garden and good sized lawned and enclosed rear garden. Viewing highly recommended.

The Property

Is approached via a composite double glazed entrance door to...

Special Note

We understand the property to be built by Non Standard Woolaway Construction, we are informed the repairs have been carried out by Warwick District Council, however there is no certification for this.

Cash buyers preferred, but mortgage buyers considered, however mortgage finance options may be limited. Please talk to agent for more details.

Entrance Hallway

With radiator and staircase rising to First Floor Landing. Door to...

Useful Store Room/Potential Study

7'8" x 6'5" (2.34m x 1.96m)

With part glazed door to side and window, sink?

First Floor Landing

With hatch to roof space, refitted four panel doors to all first floor accommodation.

Living/Dining Room

16'3" x 12'5" (4.95m x 3.78m)

With upvc double glazed window to front elevation, fireplace surround with gas fire and picture rail, radiator.

Bedroom One (Front)

12'10" x 12'5" into chimney recess (3.91m x 3.78m into chimney recess)

With upvc double glazed window to front elevation, radiator.

Bedroom Two

9'2" x 11'9" (2.79m x 3.58m)

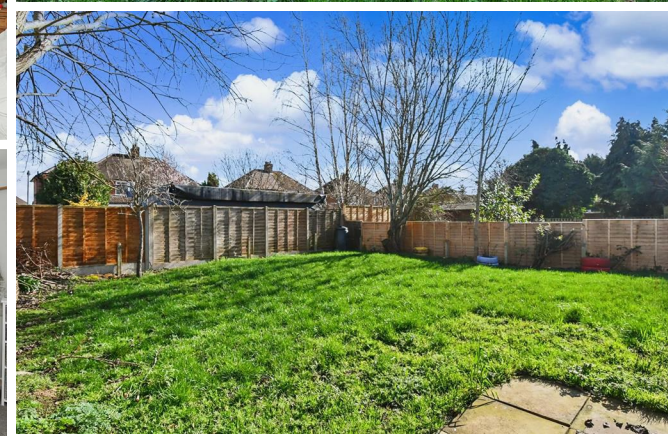
With upvc double glazed window to rear elevation, radiator. Door to wardrobe with hanging rail.

Bathroom

Fitted with a white suite to comprise; low level WC, pedestal wash hand basin, bath, upvc obscure double glazed window, radiator.

Fitted Breakfast Kitchen

With a range of white fronted wall and base units with granite look working surface over. One and a half bowl sink drainer unit with mixer tap, inset four point hob with double oven below and stainless filter hood over. Space for three quarter height fridge freezer. Space



and plumbing for washing machine. Wall mounted Worcester combination boiler. Upvc single glazed window to rear elevation and radiator.

Outside

To the front of the property is a garden area to the left of the shared path. To the rear is a gate which leads through to the rear garden, which is surrounded in the main by timber fencing and predominantly laid to lawn.

Mobile Phone Coverage

Good outdoor, variable 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 leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be a 125 year lease (12/09/2005), with 104 years remaining, service charge is £537.62 per annum and ground rent is £10 per annum. Please verify this information with your legal advisers. Further details upon request.

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 A.

Location

First Floor
CV31 2JN

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

Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

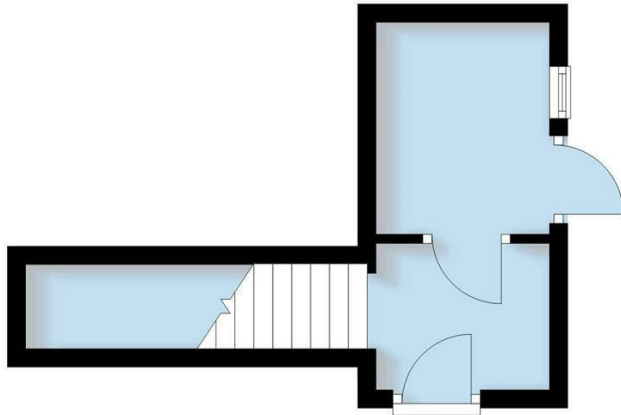
01926 881144 ehbresidential.com

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		71	77
		EU Directive 2002/91/EC	

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

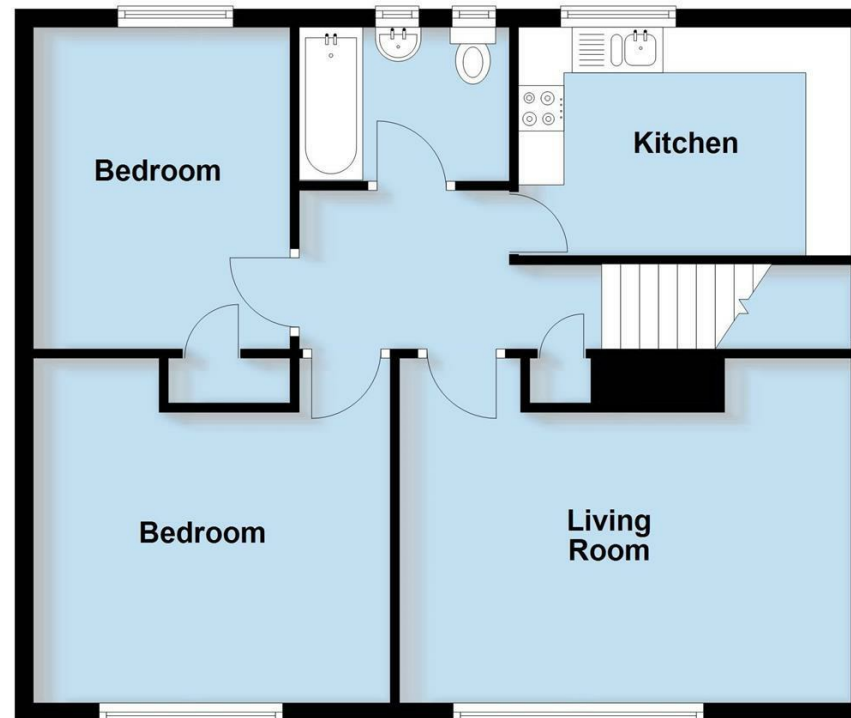
Ground Floor

Approx. 7.7 sq. metres (83.1 sq. feet)



First Floor

Approx. 66.9 sq. metres (719.6 sq. feet)



Total area: approx. 74.6 sq. metres (802.7 sq. feet)

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