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Your Property - Our Business

27, Edmondscote Road, Leamington Spa

Unexpectedly Reavailable An outstanding opportunity to acquire a completely refurbished mid-terrace townhouse, providing well proportioned, gas centrally heated three bedroomed accommodation, which has been subject to further improvement by the present owners, in this highly regarded cul-de-sac location.

Edmondscote Road

Is a popular and established residential cul-de-sac location, ideally sited within easy reach of the town centre and a good range of local facilities and amenities including local shops, schools for all grades, and a variety of recreational facilities which includes the adjacent Elizabeth Park which has recently been subject to impressive landscaping. The location is also convenient for the local railway station and motorway network, and has consistently proved to be very popular.

The property is an impressive, completely refurbished mid-terrace townhouse which features refitted kitchen and shower room/WC, recently installed high quality laminate flooring to the ground floor. The property includes new upvc and c-frame sealed unit double glazing, and the recently landscaped rear garden is a notable feature. The agents consider internal inspection to be highly recommended.

In detail the accommodation comprises:-

Porch

With timber and glazed panelled entrance door, leading to...

Entrance Hall

With staircase off and balustrade, high quality wood effect laminate flooring.

Lounge/Dining Room

21' x 12'3" max (6.40m x 3.73m max)
With contemporary style radiator feature and further radiator, coving to ceiling, TV point, twin French doors and side panel overlooking the rear garden, matching high quality wood effect flooring.

Refitted Kitchen

13'9" x 10'9" (4.19m x 3.28m)
With extensive range of base cupboard and drawer units, rolled edge work surfaces, tiled splashbacks, matching range of high level cupboards, inset single drainer stainless steel sink unit, stainless steel oven, four ring hob unit, extractor hood over, gas fired central heating boiler and programmer, tiled floor, appliance space and plumbing for automatic washing machine, spot lights, radiator, two integral pantry cupboards.

Stairs and Landing

With access to roof space, built-in cupboard with fitted shelves.

Bedroom One

12' x 7'6 (3.66m x 2.29m)
With radiator.

Bedroom Two

10'4" x 8'6" (3.15m x 2.59m)
With two double built-in wardrobes with hanging rails, cupboards over, radiator.

Bedroom Three
13'6 x 8'4" (4.11m x 2.54m)
With radiator.

Bathroom/WC
7' x 5'6" (2.13m x 1.68m)
With oversized shower cubicle with integrated shower unit, vanity unit with wash hand basin and mixer tap, low flush WC, tiled floor, chrome heated towel rail.

Outside
The property is pleasantly situated towards the head of this established cul-de-sac location, close to Elizabeth Park. With lawned open plan front garden with bin store. Landscaped rear garden including raised composite deck, with tool store, outside light and bounded by close boarded fencing.

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.

Location
CV32 6AG

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 2026).

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.

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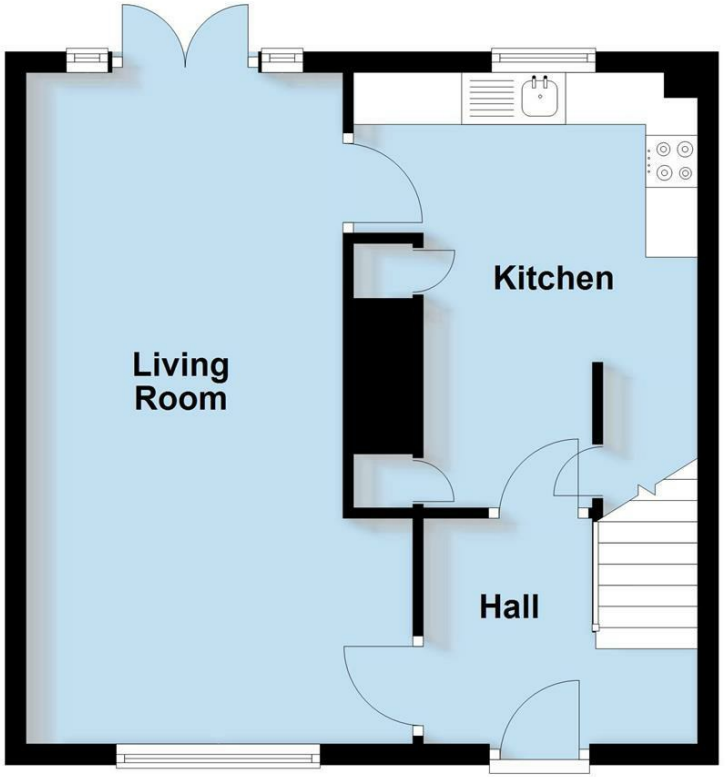
Council Tax
Council Tax Band C.

Location
CV32 6AG

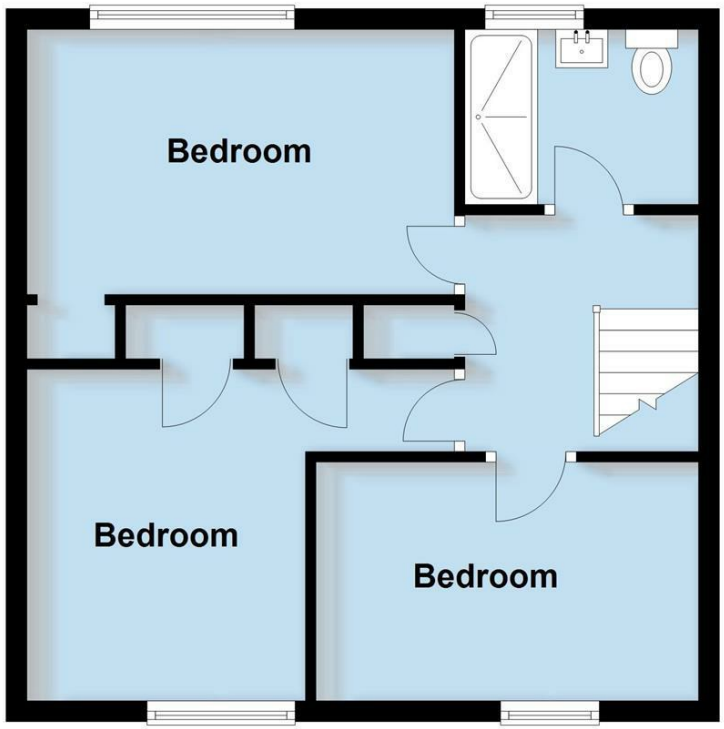
Ground Floor

Approx. 41.7 sq. metres (449.1 sq. feet)



First Floor

Approx. 41.7 sq. metres (449.1 sq. feet)



Total area: approx. 83.4 sq. metres (898.1 sq. feet)

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

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- Lettings and Property Managers
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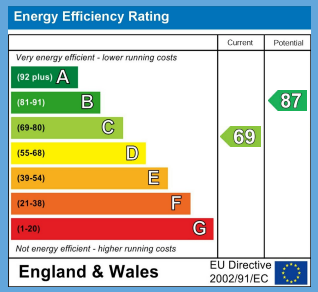

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

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