



**ehB**  
RESIDENTIAL

Your Property - Our Business

23, St Fremund Way, Leamington Spa

Offers Over  
£375,000



A particularly well presented AC Lloyd built, detached family residence, providing spacious, well appointed, three bedroomed and two bathroomed accommodation, in highly regarded east Leamington Spa location. NO CHAIN.

#### St Fremund Way

Is a popular and established residential location, forming part of a development originally constructed by well regarded local builds AC Lloyd in 2007. The location being convenient for a good range of local facilities and amenities including local shops, schools and a variety of recreational facilities, and within easy reach of the town centre some two miles distant. Since its original construction this location has consistently proved to be very popular.

ehB Residential are pleased to offer 23 St Fremund Way, which is an opportunity to acquire a particularly well presented detached family residence, providing spacious, well-appointed three bedroomed and two bathroomed accommodation, which features an internally extended well fitted dining/kitchen of note. The property also includes

a particularly pleasant, landscaped rear garden, off road car parking and is offered to an excellent standard of presentation. The agents consider internal inspection to be highly recommended and is offered with NO ONWARD CHAIN.

In detail the accommodation comprises:-

#### Open Porch

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

#### Entrance Hall.

With staircase off, radiator, wood effect laminate flooring.

#### Lounge

16' x 12'3" (4.88m x 3.73m)

With wood effect laminate flooring, with bay window and Venetian blind, wall mounted electric flame effect fire, TV point, radiator.

#### Internally Extended Dining/Kitchen

24'9" x 7'8" min to 11'8" max (7.54m x 2.34m min to 3.56m max)

With extensive range of attractive base cupboard and drawer units, with complementary rolled edge work surfaces, tiled splashbacks, matching range of high level cupboards including glazed fronted display units, built-in oven and four ring stainless steel hob unit with extractor hood over, inset single drainer one and a half bowl stainless steel sink unit with mixer tap. Plumbing for automatic washing machine and dishwasher. Boiler cupboard containing Vaillant gas fired central heating boiler. Partly tiled/partly laminate floor with radiator. Access door to store and double patio doors to rear garden.

#### Cloakroom/WC

With low flush WC, wash hand basin, tiled splashback, radiator, tiled floor.

#### Stairs and Landing

Access to roof space, airing cupboard, lagged cylinder and immersion heater.



#### Bedroom

17' x 8' (5.18m x 2.44m)

With two radiators, windows to two aspects.

#### Bathroom/WC

5'10" x 6'4" (1.78m x 1.93m)

With white suite comprising panelled bath, pedestal basin, low flush WC, tiled splashbacks, shower area with integrated shower unit, shower rail and curtain, radiator.

#### Bedroom

9' x 9'2" (2.74m x 2.79m)

With radiator.

#### Bedroom

12' x 9'7" (3.66m x 2.92m)

With double built-in wardrobe, hanging rail, shelf, radiator.

#### En-Suite Shower Room/WC

5'8" x 4'8" (1.73m x 1.42m)

With tiled shower cubicle, with Triton shower unit, pedestal basin with mixer tap, low flush WC, radiator.

#### Outside (Front)

To the front of the property is a tarmac drive leading to...

#### Integral Store

8' x 5' (2.44m x 1.52m)

With up-and-over door and personal door to dining room.

#### Outside (Rear)

To the rear of the property is a pleasant landscaped garden with extensive paved patio, shaped lawn, well stocked flower borders, bounded by close boarded fencing with timber garden shed.

#### Mobile Phone Coverage

Good outdoor 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 2026).

#### 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 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 C.

#### Location

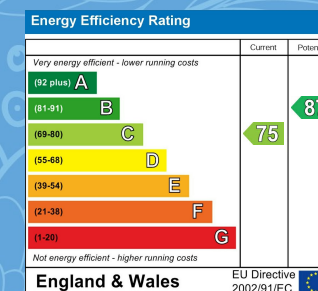
CV31 1AB

Your Property - Our Business

- 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](http://ehbresidential.com)



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