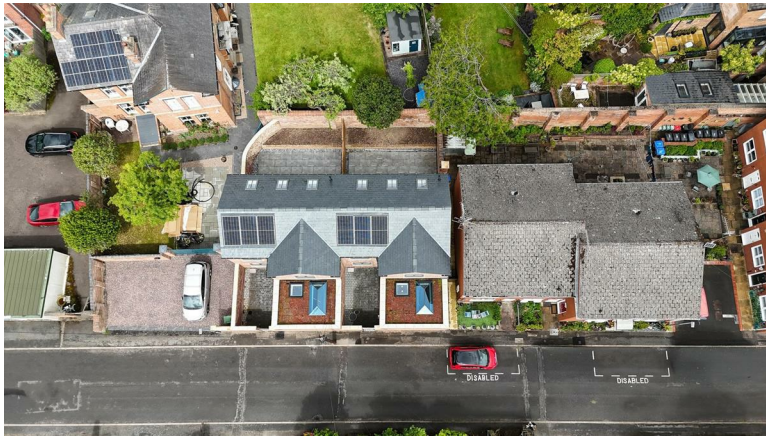
ehB RESIDENTIAL

Your Property - Our Business

1A, Gulistan Road, Leamington Spa

Price Guide
£475,000



An outstanding opportunity to acquire a recently constructed, semi-detached townhouse, providing spacious, well-appointed two bedroomed and two bathroomed accommodation, featuring impressive 24ft through Lounge, comprehensively fitted Kitchen, study (ideal for a variety of uses) and pleasant landscaped town gardens, in highly regarded North Leamington Spa location.
OFFERED WITH IMMEDIATE VACANT POSSESSION

Gulistan Road

Is a popular and established North Leamington Spa cul-de-sac location, ideally sited within walking distance of the town centre and all facilities and amenities including shops, schools and a variety of recreational facilities. This quiet backwater is ideally sited also for access to both the local railway station and motorway network and has consistently proved to be very popular.

ehB Residential are pleased to offer 1A Gulistan Road, which is an opportunity to acquire a unique semi-detached town house recently constructed by well known local builders, providing spacious, gas centrally heated, two bedroomed and two bathroomed accommodation, which features under floor heating to the ground floor, comprehensively fitted atrium roofed kitchen with appliances, study and pleasant landscaped garden, and courtyard feature to the front of the property. The property also includes high quality flooring throughout and is offered with IMMEDIATE VACANT POSSESSION. The agents consider internal inspection essential for the size, level of fitment and character of the property to be fully appreciated.

In detail the accommodation comprises:-

Entrance Hall

With herringbone pattern Karndean flooring, composite glazed panel entrance door, staircase off with full height timber balustrade feature, understairs cupboard and downlighters and skylight.

Cloakroom/WC

With low flush WC with concealed cistern, tiled splashback, vanity unit with wash hand basin, pedestal mixer tap, downlighters, extractor fan, matching flooring.

Lounge/Dining Room

23'9" x 13'7" (7.24m x 4.14m)
Having a 19ft width bi-folding door feature, matching herringbone pattern Karndean flooring, downlighters, TV point and underfloor heating.

Comprehensively Fitted Kitchen

14'9" x 6'6" (4.50m x 1.98m)
With extensive range of attractive base cupboard and drawer units, complimentary granite work surfaces and returns, matching range of high level cupboards, inset one and a half bowl stainless steel unit with mixer tap, built-in appliances including dishwasher, washing machine, oven and combination oven, fridge freezer, four ring ceramic hob unit with granite splashback and extractor hood over flanked by matching high level cupboards, atrium roof feature, flanked by downlighters.

Stairs and Landing

Bedroom
12' x 10'2" (3.66m x 3.10m)
With radiator.

En-Suite Shower Room/WC
7' x 5' (2.13m x 1.52m)
With oversized tiled shower cubicle, with integrated shower unit, wall hung vanity unit incorporating wash hand basin. pedestal mixer tap, low flush WC with concealed cistern, tiled floor, chrome heated towel rail, Velux window, downlighters, wall mounted electric mirror, extractor fan.

Bedroom
14'10" x 10'3" (4.52m x 3.12m)
With radiator.

En-Suite Shower Room/WC
7'4" x 6'3" (2.24m x 1.91m)
With oversized tiled shower cubicle, integrated shower unit, wall hung vanity unit with wash hand basin, mixer tap, low flush WC, concealed cistern, chrome heated towel rail, downlighters and Velux window.

Study (ideal for a variety of uses)
8'9" x 6'6" (2.67m x 1.98m)
With wood effect flooring, Baxi gas fired central heating boiler and programmer in boiler cupboard.

Outside
The property occupies a pleasant position within this established cul-de-sac with walled courtyard to the front of the property, with pedestrian access and integral store with solar panel controls. To the rear of the property, has been landscaped including extensive paved patio, raised flower beds, bounded by close boarded fencing and brick wall.

Useful Integral Store
6'3" x 5'2" (1.91m x 1.57m)
Containing solar panel controls.

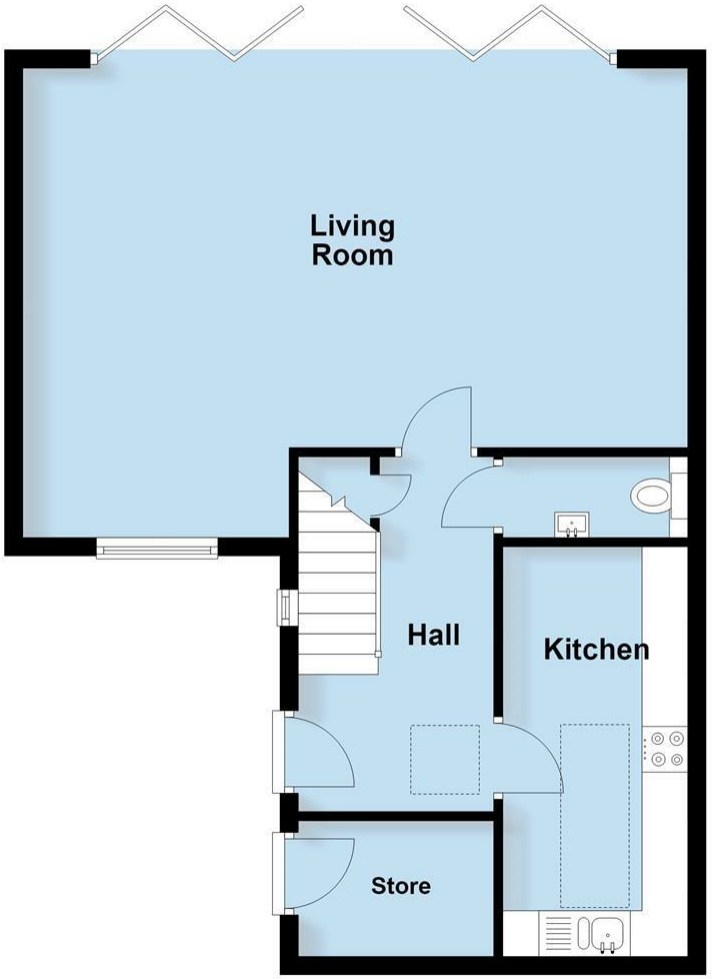
Rights of Way & Covenants
The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

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 solar panels (further details available upon request), 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
1A Gulistan Road
Leamington Spa
CV32 5LU

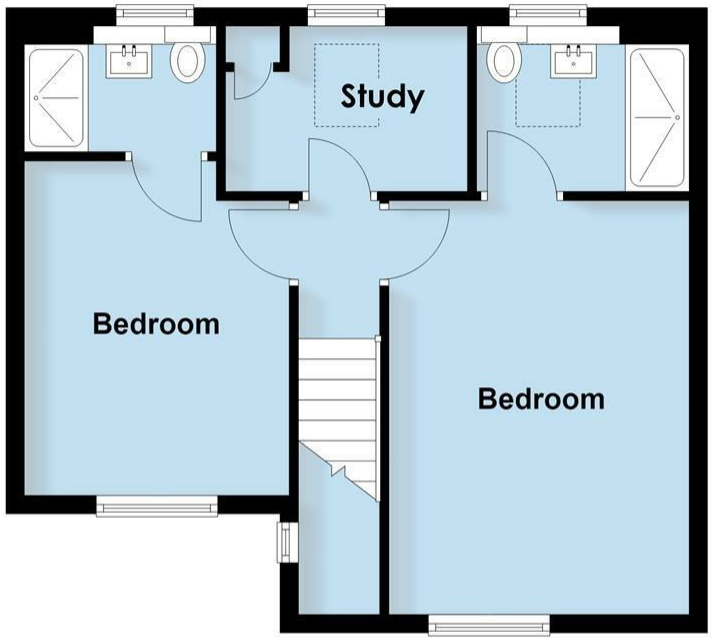
Ground Floor

Approx. 56.9 sq. metres (613.0 sq. feet)



First Floor

Approx. 42.9 sq. metres (461.8 sq. feet)



Total area: approx. 99.8 sq. metres (1074.8 sq. feet)

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

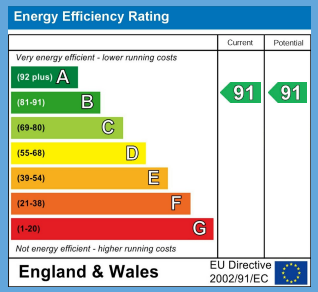
ehB RESIDENTIAL

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



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

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particulars importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.