

ehB
RESIDENTIAL

Your Property - Our Business



43, Riversleigh Road, Leamington Spa



A well maintained, improved and extended, detached family residence, providing well appointed, spacious three/four bedroomed accommodation, featuring extended dining room, in highly regarded North Leamington Spa location.

Riversleigh Road

Located just off Old Milverton Road, is a popular and established residential location. Ideally sited approximately a mile from the town centre, close to a good range of local facilities including shops, schools, and a variety of recreational facilities with

nearby open countryside. This particular location has consistently proved to be very popular.

ehB Residential are pleased to offer 43 Riversleigh Road, which is an opportunity to acquire a well maintained, improved and extended detached family residence, providing spacious well-appointed three bedroomed accommodation which could easily be converted back to four bedrooms if required. The property features an extended dining room, refitted kitchen and bathroom is presented to an excellent standard throughout. The property is

particularly well sited within Riversleigh Road and the agents consider internal inspection to be highly recommended.

In detail the accommodation comprises:-

Entrance Hall

With composite glazed panelled entrance door, laminate floor, radiator, shelf over, staircase off.

Cloakroom/WC

Being refitted with low flush WC, concealed cistern, corner wash hand basin, tiled splashback, radiator, tiled floor.



Through Lounge/Dining Room

Lounge

19' x 12'10" (5.79m x 3.91m)

With laminate wood effect flooring, bow window, two double radiators, TV point, coving to ceiling and ornamental arch to...

Dining Room

14'7" x 10' (4.45m x 3.05m)

With bay window, curved radiator, twin French doors to rear garden, downlighters, matching laminate floor.

Refitted Kitchen

11'7" x 10'4" (3.53m x 3.15m)

With extensive range of attractive base cupboard and drawer units with complementary rolled edge work surfaces, single drainer one and a half bowl stainless steel sink unit with mixer tap, tiled splashback, built-in ceramic four ring hob unit with pull out extractor hood, flanked by a range of matching high level units, built-in dishwasher and washing machine, range of full height units incorporating Neff oven, microwave and fridge freezer, downlighter, panelled rear door. Built-in original pantry.



Stairs and Landing

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

Bedroom

13' x 11'8" (3.96m x 3.56m)

With storage alcove and radiator.

Bedroom Two

18' x 6'9" (5.49m x 2.06m)

Originally constructed as two bedrooms and can easily be converted, with two radiators, coving to ceiling.



Bedroom Three

8'8" x 8'3" (2.64m x 2.51m)
With radiator, built-in cupboard recess.

Refitted Bathroom/WC

6'4" x 6'8" (1.93m x 2.03m)
Being tiled with tiled floor with white suite comprising vanity unit incorporating wash hand basin, panelled bath, low flush WC, electric shower unit with folding shower screen, radiator, downlighters, extractor fan.



Outside (Front)

To the front of the property is a shaped lawn with flower borders and block paved drive providing twin off road car parking leading to the...

Integral Garage

16' x 8' approximately (4.88m x 2.44m approximately)
With up-and-over door, electric, light and power point, pedestrian side access porch leads to the...

Outside (Rear)

Pleasant rear garden with block paved patio, shaped lawn, established flower borders, bounded by close boarded fencing, privacy retained via established foliage.

Mobile Phone Coverage

Good outdoor and variable in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom Sept 25).



Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom Apr 25).

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 E.

Location

43 Riversleigh Road
Leamington Spa
CV32 6BG

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

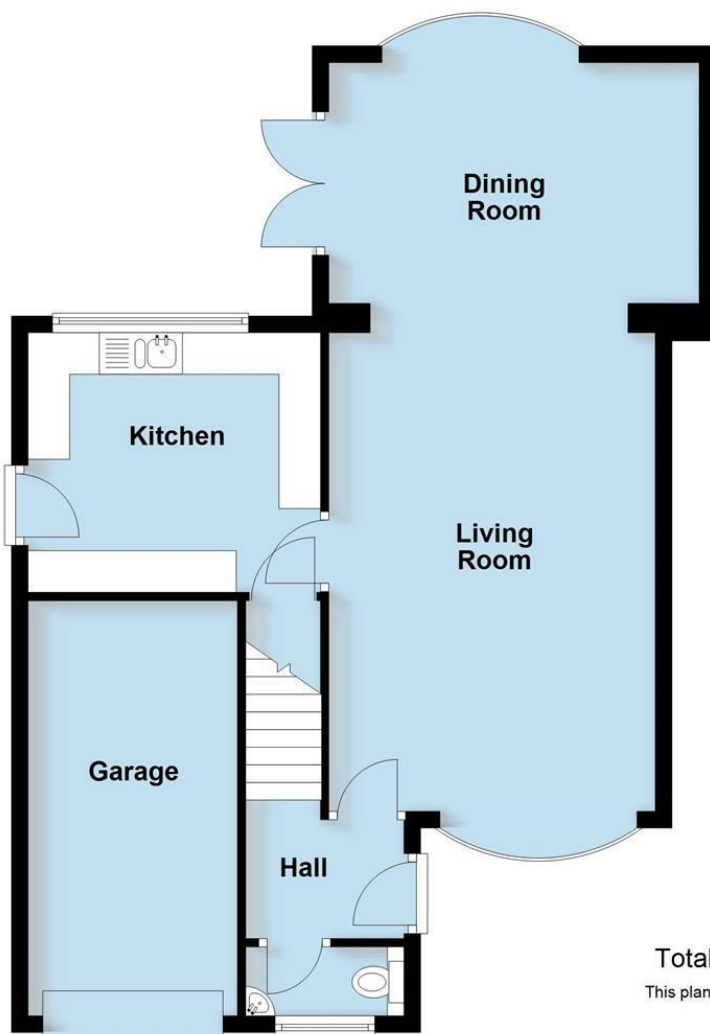
01926 881144 ehbresidential.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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

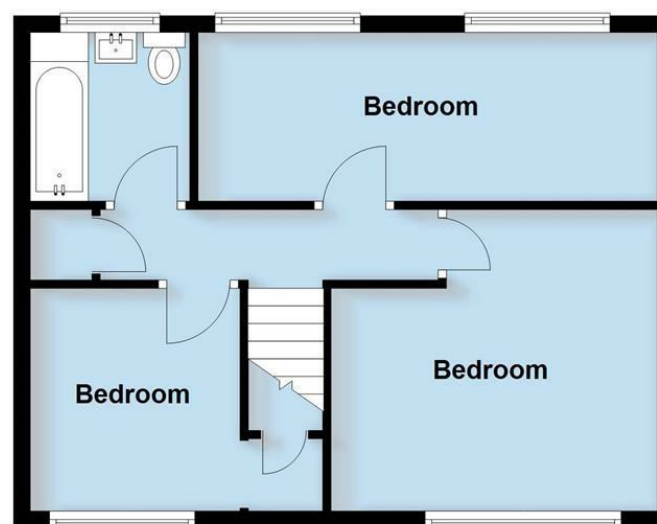
Ground Floor

Approx. 69.7 sq. metres (750.3 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.1 sq. feet)



Total area: approx. 113.2 sq. metres (1218.4 sq. feet)

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