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Your Property - Our Business

1, 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 1 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 staircase off with full height timber balustrade feature, downlighters, understairs cupboard and skylight.

Cloakroom/WC

With low flush WC and concealed cistern, wall hung vanity unit incorporating wash hand basin, mixer tap, extractor fan, downlighters.

Lounge/Dining Room

24' x 16'10" max (7.32m x 5.13m max)
Having a 19ft width bi-folding door feature, downlighters, TV point and underfloor heating.

Fully Fitted Kitchen

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

Stairs and Landing

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

En-Suite Shower Room/WC
7' x 4'6" (2.13m x 1.37m)
With oversized tiled shower cubicle, with integrated shower unit, vanity unit incorporating wash hand basin and mixer tap. low flush WC with concealed cistern, tiled splashbacks and floor, chrome heated towel rail, Velux window, downlighters, wall mounted electric mirror, extractor.

Bedroom
14'6" x 10'3" (4.42m x 3.12m)
With radiator.

En-Suite Shower Room/WC
7'4" x 6'4" (2.24m x 1.93m)
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, extractor fan, downlighters, tiled floor.

Study (ideal for a variety of uses)
8'9" x 6'4" (2.67m x 1.93m)
With boiler cupboard containing Baxi gas fired central heating boiler, radiator, Velux window.

Outside (Front)
To the front of the property is a walled, paved courtyard with...

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

Outside (Rear)
To the rear of the property, has been landscaped including extensive paved patio, raised flower beds, bounded by close boarded fencing and brick wall.

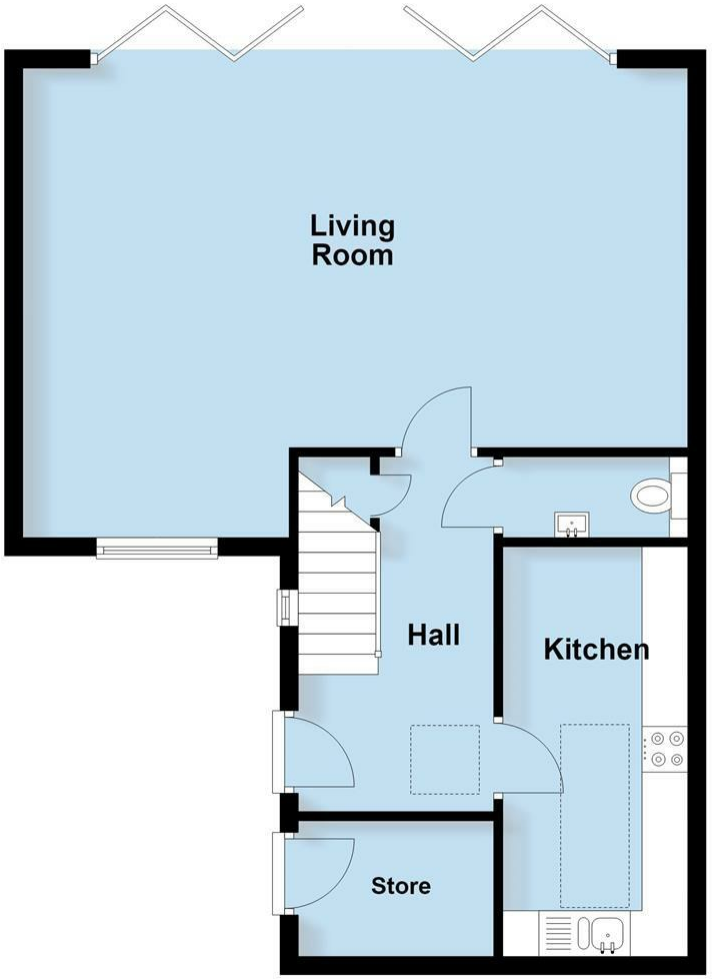
Rights of Way & Covenants
The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

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
1 Gulistan Road
Leamington Spa
CV32 5LU

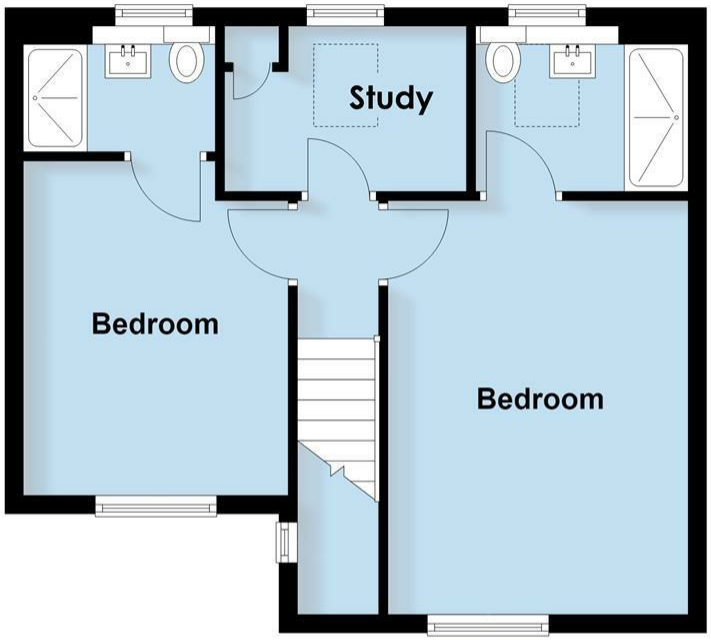
Ground Floor

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

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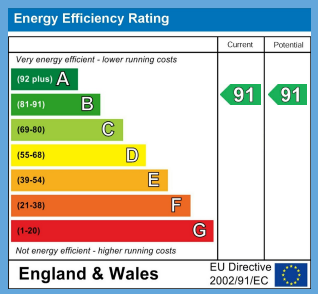

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

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