



ehB
RESIDENTIAL

Your Property - Our Business

69, Rowley Road, Leamington Spa

Price Guide
£315,000



An improved and extended, semi-detached townhouse providing well appointed two bedroomed accommodation, featuring further ground floor study with showroom, and conservatory, within this highly regarded South Leamington Spa location.

Rowley Road

Is a popular and established South Leamington Spa location, ideally sited approximately two miles to the South of the town centre, close to a good range of local facilities and amenities including shops, schools, and a variety of recreational facilities, and also within easy reach of the local motorway network. This particular location has consistently proved to be very popular.

ehB Residential are pleased to offer 69 Rowley Road, Whitnash which is an opportunity to acquire a much improved and extended, semi-detached townhouse, the original two bedroomed accommodation having been extended on the ground floor to provide a potential study which features a shower room/WC. The property also includes an air conditioned conservatory, pleasant landscaped gardens including block paved off-road

car parking facility and has been maintained to an excellent standard throughout. The property is offered with NO UPWARD CHAIN and the agents consider internal inspection to be highly recommended.

In detail the accommodation comprises:-

Enclosed Storm Porch

Being glazed panelled, with glazed panelled door to...

Entrance Hall

With staircase off, balustrade, radiator.

Lounge

18'10" x 10'7" (5.74m x 3.23m)

With coving to ceiling, two radiators, electric fireplace feature, understairs cupboard, twin French doors lead to the...

Conservatory

10' x 8' (3.05m x 2.44m)

With tiled floor, being upvc frame sealed unit double glazed, twin French doors to rear garden, vertical blinds and air conditioning unit.

Accessed from the Lounge

Study

11'3" x 7'4" (3.43m x 2.24m)

With radiator, downlighters.

En-Suite Shower Room/WC

7'6" x 4'3" (2.29m x 1.30m)

Being tiled with radiator, over sized shower cubicle with integrated shower unit, vanity unit, wash hand basin, mixer tap, WC, bay window feature.

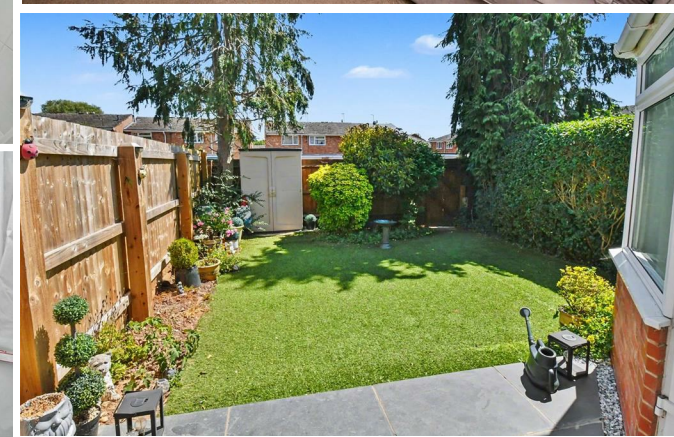
Fitted Kitchen

9' x 5'4" (2.74m x 1.63m)

With range of base cupboard and drawer units, rolled edge work surfaces, tiled splashbacks, high level cupboards, single drainer one and a half bowl colour match sink unit with mixer tap, plumbing for automatic washing machine, serving hatch lounge, gas fired central heating boiler and programmer, appliance space, plumbing for automatic washing machine, built-in oven and hob unit, concealed pelmet lighting.

Stairs and Landing

With access to roof space, airing cupboard, lagged cylinder, immersion heater.



Bedroom

11'6" x 9'9" plus wardrobes (3.51m x 2.97m plus wardrobes)
With extensive range of built-in bedroom furniture, including double wardrobe with hanging rail and shelf, further range of built-in wardrobes with hanging rail and shelves, matching bedside units, radiator.

Bedroom

9'6" x 9' plus wardrobes (2.90m x 2.74m plus wardrobes)
With range of built-in wardrobes with hanging rail, shelves, radiator.

Bathroom/WC

7'10" x 5'7" (2.39m x 1.70m)
With coloured suite comprising panelled bath, pedestal basin, low flush WC, tiled splashback shower area with Triton electric shower unit and radiator.

Outside

To the front of the property is a block paved drive/standing area flanked by established flower borders and established tree. To the rear of the property is a pleasant landscaped garden bounded by close boarded fencing with shaped synthetic turf, paved patio, garden store and pedestrian access to non-designated additional parking to the rear of the property.

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).

Broadband Availability

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

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.

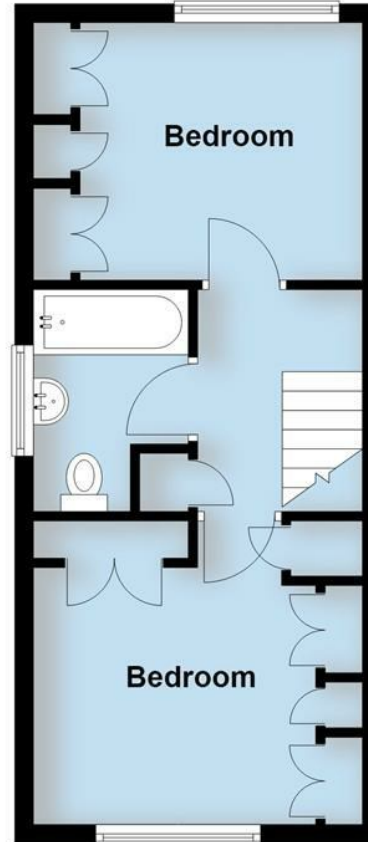
Location

CV31 2ET

Ground Floor
Approx. 48.2 sq. metres (518.3 sq. feet)



First Floor
Approx. 30.4 sq. metres (327.1 sq. feet)



Total area: approx. 78.5 sq. metres (845.4 sq. feet)

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

Your Property - Our Business

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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