



83, St Helens Road, Leamington Spa

Price Guide £565,000



A much improved and substantially extended, traditionally styled 1930's built detached family residence, providing exceptionally well proportioned five bed roomed and three bathroomed accommodation, featuring a 36 ft lounge, and comprehensively fitted dining kitchen in a highly regarded south Leamington Spa location.

#### [St Helens Road](#)

Is a popular and established residential location, ideally sited approximately half a mile to the south of the town centre, within easy reach of a good range

of local facilities and amenities including a variety of local shops, schools for all grades and a range of recreational facilities. The location is also convenient for access to the motorway network.

#### [The Property](#)

Is a much improved and extended traditionally styled bay fronted detached family residence, recently subject to redecoration, providing well proportioned five bedroom and three bathroom accommodation, which features a comprehensively fitted 31 ft dining kitchen and a 36 ft through lounge. The property



includes gas fired central heating, upvc framed sealed unit double glazing and occupies a pleasant position within St Helens Road, including a good sized rear garden and large car parking facility. The agents consider internal inspection to be essential for its size, level of appointment and situation to be fully appreciated.

In further detail the accommodation comprises:-

#### [Enclosed Storm Porch](#)

With twin glazed panelled entrance door and side panels, tiled floor, glazed panelled door to...



### Reception Hall

With original Herringbone wood block floor, radiator, staircase off, coving to ceiling, understair cupboard and large walk-in cloaks cupboard with tiled floor.

### Study

13'0" x 11'3" (3.96m x 3.43m)

With Herringbone wood block floor, radiator and windows to two aspects.

### Through Lounge

36'6" x 13'3" max 12'9" min (11.13m x 4.04m max 3.89m min)

With twin French doors and side panels overlooking the rear garden, further side French door, window and twin sky lights, three radiators, TV point and laminate floor.

### Refitted Dining Kitchen

31'0" x 11'4" (9.45m x 3.45m)

With tiled floor, two radiators, integral pantry cupboard, extensive range of white faced base

cupboard and drawer units with complementary work surfaces and returns, inset double drainer stainless steel sink unit with mixer tap, appliance space and plumbing for automatic washing machine, matching range of high level cupboards including glazed fronted display units, Belling electric range with stainless steel splashback and extractor hood over, matching island unit incorporating breakfast bar, down lighters, two radiators and tiled floor.

### Cloakroom/WC

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



#### [Stairs and Landing](#)

With access to roof space.

#### [Bedroom Two](#)

15'3" x 8'4" (4.65m x 2.54m)

With radiator.

#### [Bedroom Three](#)

14'0" x 10'9"

With laminate floor, radiator, down lighters.

#### [Bedroom Four](#)

13'0" x 11'0" (3.96m x 3.35m)

With radiator.

#### [Master Bedroom](#)

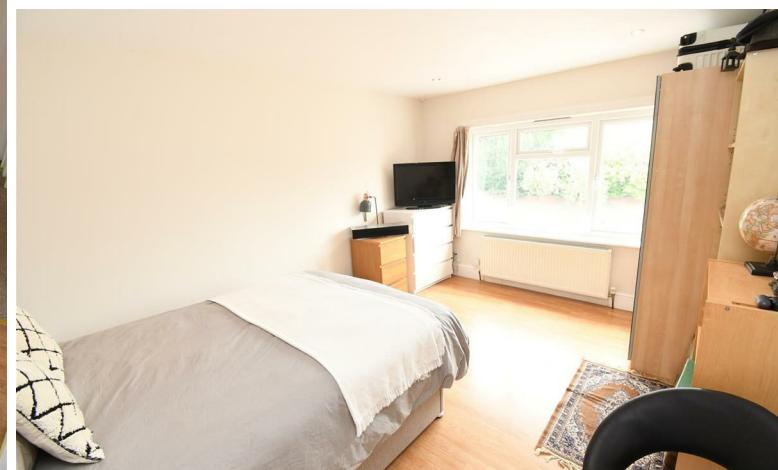
12'8" x 11'3" (3.86m x 3.43m)

With laminate floor, radiator and large walk-in wardrobe with hanging rail and shelf.

#### [En-Suite Shower Room/WC](#)

8'3" x 5'4" (2.51m x 1.63m)

Being tiled with tiled floor, shower cubicle with integrated shower unit, low flush WC, pedestal basin, mixer tap, chrome heated towel rail and down lighters.



#### [Bedroom Five](#)

13'6" x 11'4" (4.11m x 3.45m)

With laminate floor, radiator and walk-in wardrobe with hanging rail and shelf.

#### [En-Suite Shower Room/WC](#)

Being tiled with tiled shower cubicle, integrated shower unit, pedestal basin with mixer tap, low flush WC, chrome heated towel rail.

#### [Family Bathroom/WC](#)

10'6" x 6'10" (3.20m x 2.08m)

With white suite comprising; Jacuzzi panelled bath



with mixer tap, low flush WC with concealed cistern, wall hung wash hand basin with mixer tap, quadrant shower cubicle with integrated shower unit, chrome heated towel rail, down lighters and tiled floor.

#### Outside

The front garden area has been block paved to provide a large car parking facility flanked by established hedge and fencing, pedestrian side access leads to the good sized rear garden with extensive paved patio, shaped lawn, flower borders, established conifer screen, being partly close board fenced and partly walled.

#### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

#### Services

All mains services are believed 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.

#### Location

St Helens Road  
Leamington Spa  
CV31 3QG





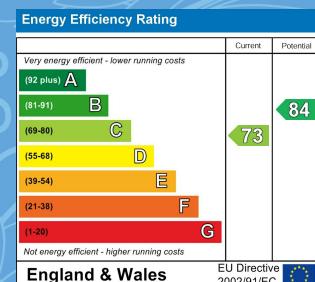


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