



4, Llewellyn Road, Leamington Spa, CV31 2BJ

An excellent opportunity for first time buyers or investors to acquire a well proportioned ground floor maisonette, providing electric heating and sealed unit double glazed two bedroomed accommodation with private garden and garage, in well regarded South Leamington Spa location.

**Offers Over
£175,000**



4, Llewellyn Road, Leamington Spa, CV31 2BJ

Llewellyn Road

Is a popular and convenient South Leamington Spa location situated approximately half a mile from the town centre, close to a good range of local facilities and amenities including local shops, schools and a variety of recreational facilities. Previous sales experience has proven this to be a very popular location.

ehB Residential are pleased to offer 4 Llewellyn Road which is an opportunity to acquire a well proportioned ground floor maisonette, providing well proportioned two bedroomed accommodation with electric heating and sealed unit double glazing which the agents consider will appeal to both first time buyers and investors. The property also includes a pleasant private garden and garage located en-bloc to the rear of the property, offers scope for some cosmetic improvement and is offered with IMMEDIATE VACANT POSSESSION.

In detail the accommodation comprises:-

Entrance Hall

With composite glazed panel entrance door, understair cupboard, with glazed panel door leading to the...

Reception Hall

With electric radiator, airing cupboard with lagged cylinder and immersion heater.

Fitted Kitchen

10'7" x 7' (3.23m x 2.13m)

With range of base cupboard and drawer units, rolled edge work surfaces, tiled splashback, single drainer stainless steel sink unit, gas cooker point, high level cupboards, appliance space, downlighters.

Lounge/Dining Room

15' x 10'8" (4.57m x 3.25m)

With electric radiator, stone fireplace and hearth.

Bedroom

13'1" x 10'10" (3.99m x 3.30m)

With electric radiator.

Bedroom Two

10' x 10'3" (3.05m x 3.12m)

With electric radiator.

Bathroom/WC

8' x 5'9" (2.44m x 1.75m)

Being half tiled with white suite comprising panelled bath, pedestal basin, low flush WC, Dimplex wall heater.



Outside

There is a private garden to the rear of the property, principally laid to lawn with patio and established hedge.

Garage

Located en-bloc to the rear of the property, with up-and-over door.

Parking

On street parking.

Mobile Phone Coverage

Likely/Limited mobile signal is available in the area. We advise you to check with your provider. (Checked on Ofcom Apr 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 leasehold, although we have not inspected the relevant documentation to confirm this. We understand there to be 158 year lease with 96 years remaining (23/06/2121), service charge is £565.75 pa and ground rent is £50.00 pa. Please verify this information with your legal advisers. Further details upon request.

Services

All mains services are understood to be connected to the property with the exception of 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

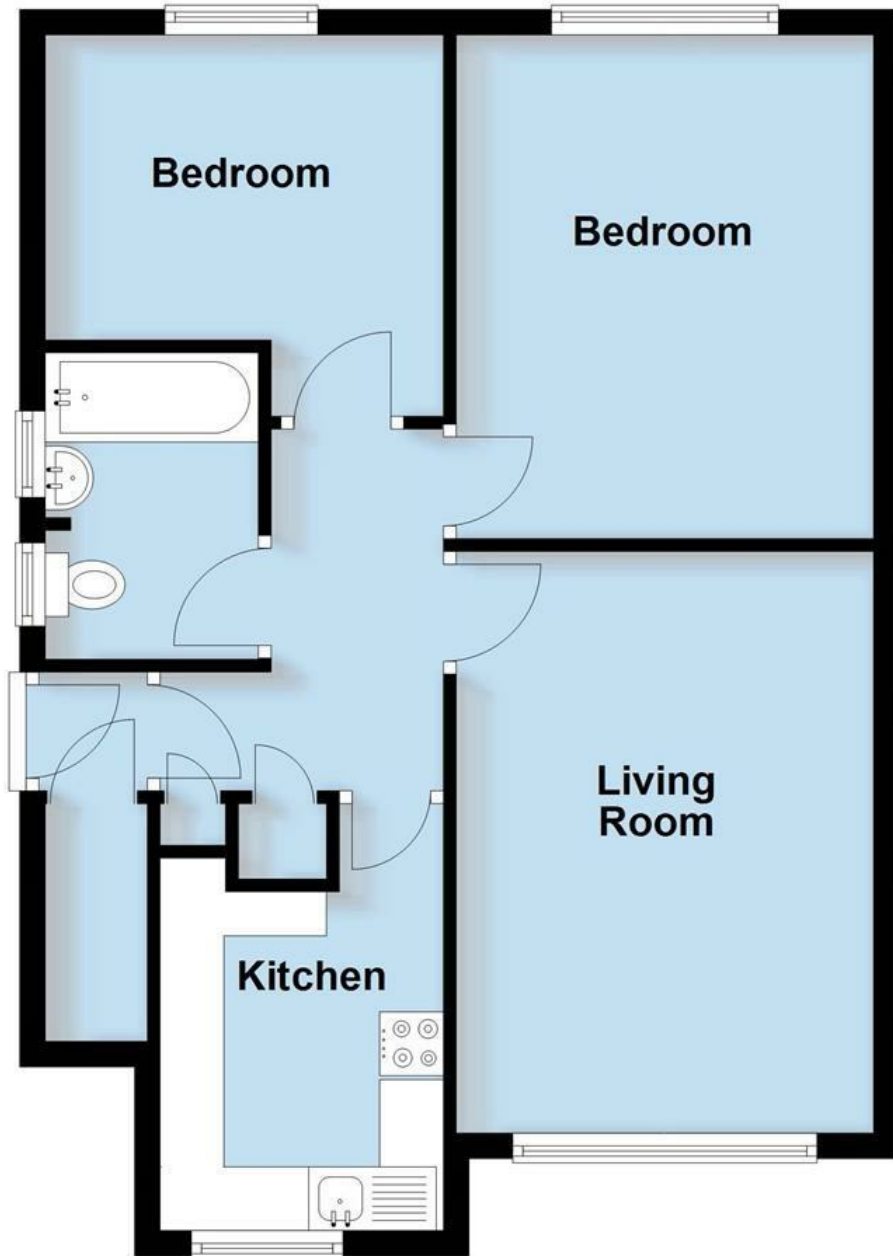
Council Tax Band B.

Location

Ground Floor
CV31 2BJ

Ground Floor

Approx. 56.9 sq. metres (612.8 sq. feet)



Total area: approx. 56.9 sq. metres (612.8 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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