

ehB RESIDENTIAL

Your Property - Our Business

# 62, Murcott Road East, Leamington Spa

**Offers Over £334,500**







A particularly well presented, improved and extended, traditionally styled bay fronted semi-detached family residence, providing gas centrally heated three bedroomed accommodation, featuring large garden and dining/kitchen extension, within this highly regarded South Leamington Spa location.

## Murcott Road East

Is a popular and established South Leamington Spa location, ideally sited within a good range of local facilities and amenities, including local shops, well regarded schools and a variety of recreational facilities. This particular location has consistently proved to be very popular.

ehB Residential are pleased to offer 62 Murcott Road East, which is an opportunity to acquire a particularly well presented, improved and extended, traditionally styled bay front semi-detached family residence, providing gas centrally heated three bedroomed accommodation with large garden, garage and off-road parking, and ground floor extension providing extended dining room and kitchen being particularly noteworthy.

The property is offered with vacant possesion and has been maintained to a high standard throughout. The agents consider internal inspection to be highly recommended.

In detail the accommodation comprises:-

## Enclosed Porch

With sliding upvc sealed unit double glazed patio style door, with terrazzo tiled floor, leaded glazed panelled entrance door leading to the...







## Reception Hall
With oak effect laminate flooring, staircase off, understair cupboard, radiator.

## Lounge
25'6" x 10'6" (7.77m x 3.20m)
With oak effect laminate flooring, stone fireplace and wood hearth with matching side extension and TV plinth, with electric log effect fire, bay window, radiator, sliding glass door to dining room.

## Dining/Kitchen
15'4" x 19'6" max 8' min (4.67m x 5.94m max 2.44m min)
Being tongue and grooved panelled, with oak effect laminate flooring, sliding patio door with vertical blinds overlooking rear garden, double radiator. Separate hot water supply gas boiler within base cupboard. Range of base cupboard units with complementary work surfaces, tiled splashbacks, high level cupboards, single drainer, stainless steel sink unit, appliance space and plumbing for dishwasher and washing machine, understair recess with built-in cupboard over, glazed panelled rear door to...

## Utility Room
14' x 9'7" (4.27m x 2.92m)
With base cupboards and work surface, wall mounted gas fired central heating boiler and programmer, and appliance space. Access to garage and rear garden.

## Stairs and Landing
Access to roof space.







## Bathroom/WC
6' x 5'10" (1.83m x 1.78m)
Being half tiled, with white suite comprising panelled bath, pedestal basin, low flush WC, integrated shower unit, shower rail and curtain, heat and light.

## Bedroom
10'8" x 10" (3.25m x 3.05m)
With radiator, range of built-in wardrobes with hanging rails, cupboards over, integrated drawer unit.

## Bedroom
9'6" x 12'7" (2.90m x 3.84m)
With range of built-in wardrobes, hanging rails, sliding doors, cupboards over, with integrated drawer unit, bay window, radiator.

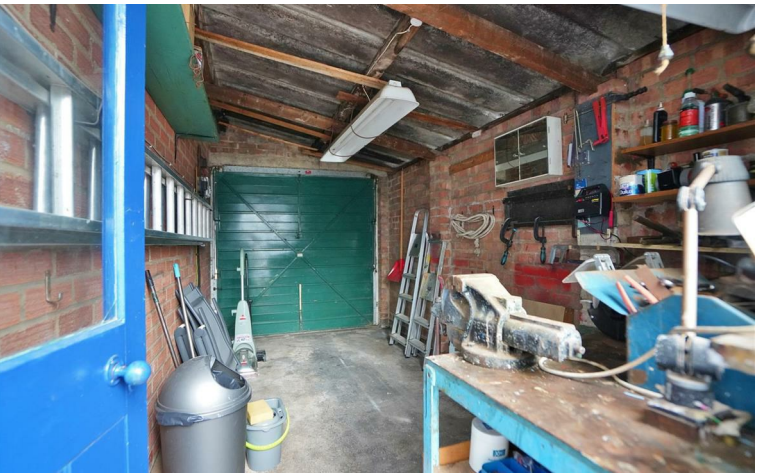
## Bedroom
7' x 6'3" (2.13m x 1.91m)
With radiator.

## Outside (Front)
The front of the property is principally tarmac to provide good sized drive/off-road car parking facility, flanked by planted gravelled area with low brick wall, with gated pedestrian side access leading to rear garden.

## Adjoining Garage
15'3" x 7'10" (4.65m x 2.39m)
With up-and-over door, electric, light, power point, personnel door to utility room.

## Outside (Rear)
Good sized South facing rear garden with extensive paved patio, shaped lawn, timber garden shed, with low close boarded fenced divide leading to further







garden area with fruit trees principally laid to lawn and bounded by close boarded fencing.

## 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 2025).

## Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

## 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

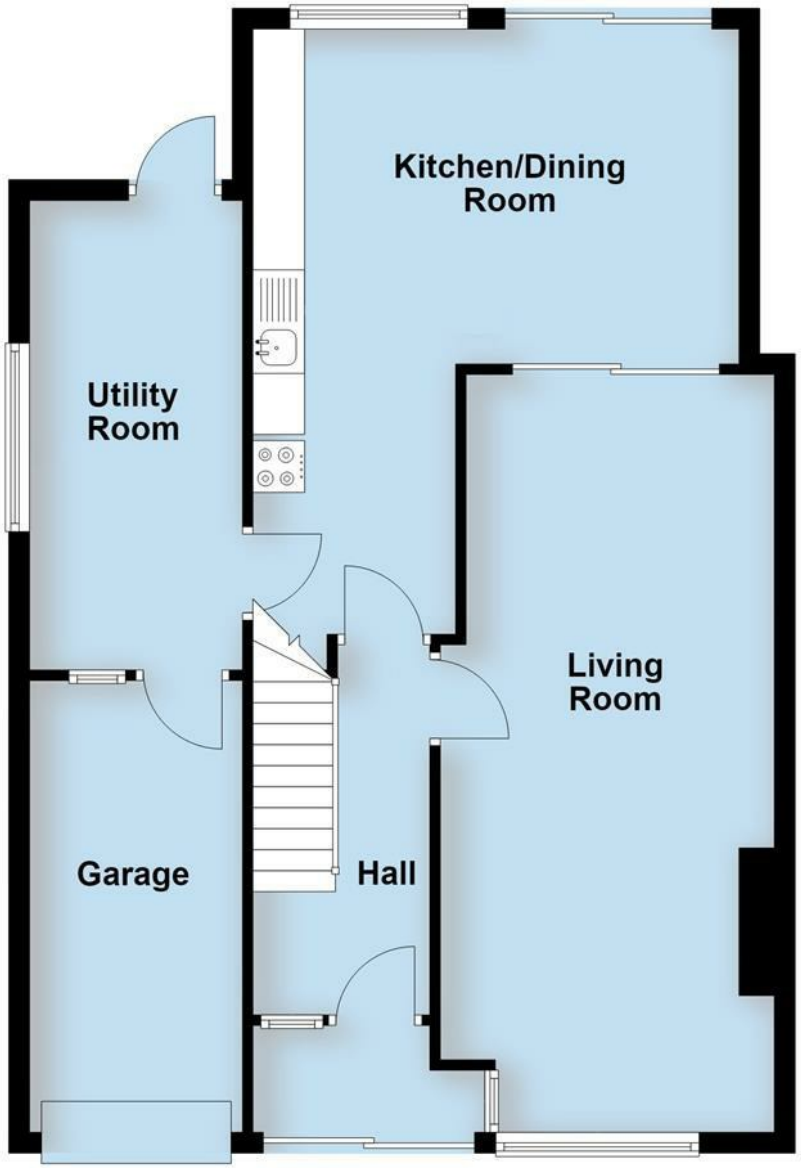
Council Tax Band C.

## Location

CV31 2JJ

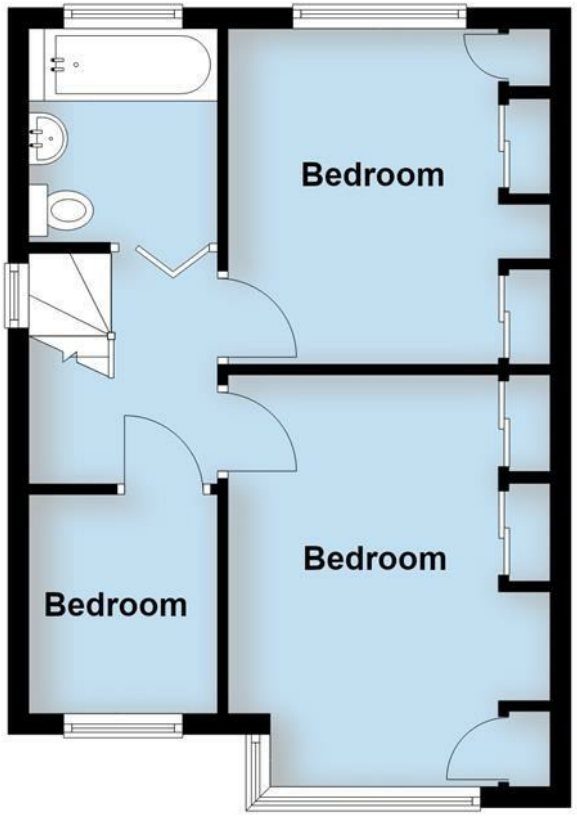
## Ground Floor

Approx. 72.0 sq. metres (775.1 sq. feet)




## First Floor

Approx. 35.3 sq. metres (379.6 sq. feet)




Total area: approx. 107.3 sq. metres (1154.6 sq. feet)

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

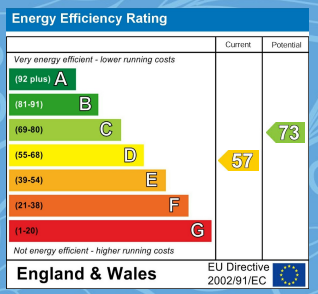
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