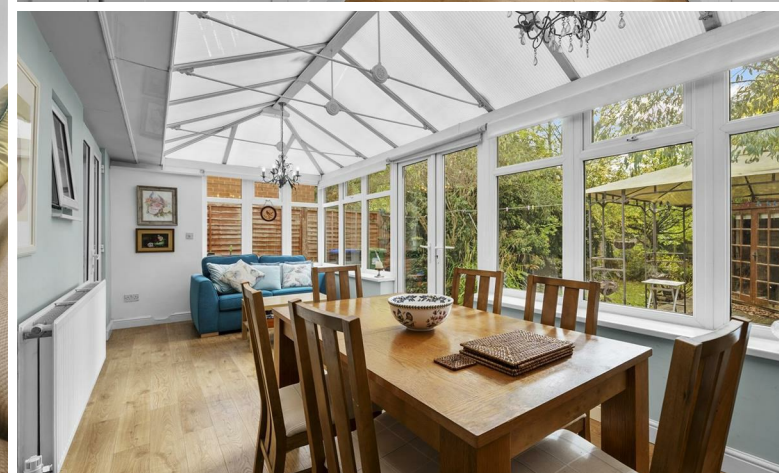


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6, Cameron Close, Leamington Spa



A well presented, extended and enlarged three bedroomed semi-detached bungalow, located in this well regarded cul-de-sac position in North Leamington.

Briefly Comprising;

Entrance hallway, living room with double doors to broad conservatory providing sitting and dining spaces, modern fitted shaker style kitchen. Large master bedroom to ground floor and additional bedroom three. Attic conversion providing bedroom two with en-suite. Double width tarmac driveway

and fore garden, decked, lawned and patioed rear garden. Upvc double glazing. Gas radiator heating. NO CHAIN.

Cameron Close

Occupies an enviable location, situated just off Montrose Avenue in this well-regarded, leafy part of North Leamington. The property benefits from a generously proportioned bungalow, which offers flexibility of living over two levels. The property also benefits from a reasonably good sized garden. Viewing highly recommended.

The Property

Is approached via a brick edged tarmac driveway with path leading to the entrance door located on the side of the property, with upvc double glazed entrance door giving access to...

Entrance Hallway

With radiator, laminate flooring.

Living Room

10' x 14'10" (3.05m x 4.52m)

With upvc double glazed French doors leading to



conservatory, coved cornicing, radiator, laminate flooring, useful downstairs store cupboard.

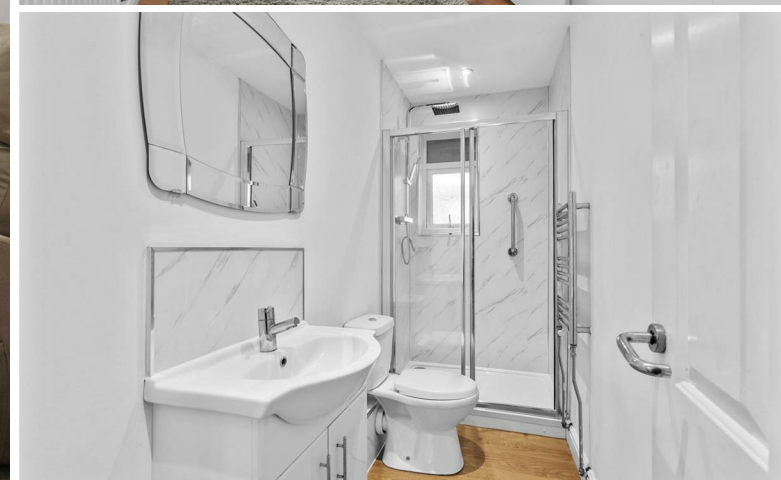
Kitchen

8'8" x 11'5" max (2.64m x 3.48m max)
With an attractive range of cream shaker style wall and base units, with wood block look working surface over, with matching upstand and tiled splashback. Inset four point stainless gas hob with filter hood and splashback behind, oven to side and concealed fridge and freezer, concealed Beko dishwasher and concealed washing machine.

Continuation of laminate flooring, downlighter points to ceiling, upvc double glazed window to side elevation and double glazed doors leading to...

Conservatory

21'3" x 8'10" (6.48m x 2.69m)
With pitched Victoriana style polycarbonate roof over, with double glazed windows and double doors leading to the patio and the remainder of the garden. Continuation of laminate flooring, double radiator.



Bedroom One (Front)

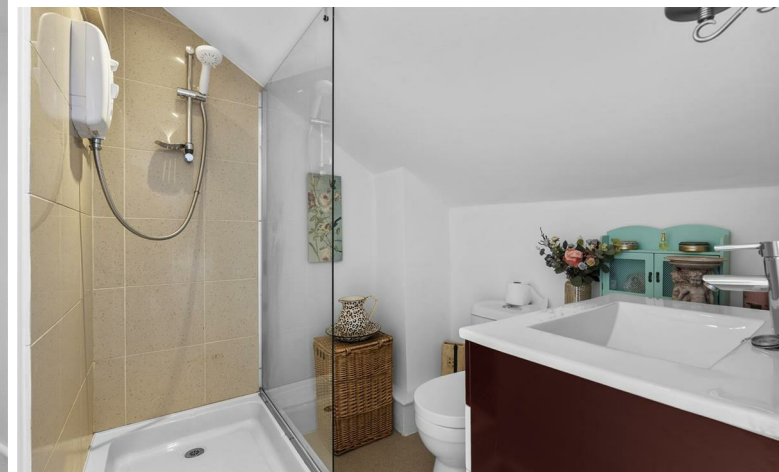
15'4" x 13'8" (4.67m x 4.17m)
With upvc double glazed window to front elevation, coved cornicing, double radiator.

Bedroom Three (Front)

7'10" x 14'4" (2.39m x 4.37m)
With upvc double glazed window to front elevation and double radiator, laminate flooring.

Ground Floor Shower Room

With low level WC, wash hand basin, shower cubicle and chrome radiator towel rail.



From hallway door leading to staircase, in turn leading to...

Bedroom Two

14'1" max x 15'7" max (4.29m max x 4.75m max)

With pitched ceiling and two Velux double glazed roofline windows, one to front and one to rear elevation, double radiator. Doorway through to...

En-Suite Shower Room

Fitted with a white suite to comprise; low level WC,

wash hand basin with mono-mixer set into vanity cupboard, open shower cubicle with Triton T80z electric shower and control, downlighter points to ceiling, extractor, splashback tiling.

Outside (Front)

Outside to the front of the property is a red brick edged tarmac driveway, providing double off-road parking, path leading to entrance door. Border laid to chippings and gated access to rear garden

Rear Garden

Principally laid to lawn with a broad patio area across the rear of the property. The garden is mainly laid to lawn, with a timber deck with timber summer house with light. Additional garden shed towards the rear of the garden with a further patio/hardstanding area.

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 Oct 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 Oct 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 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

CV32 7DZ

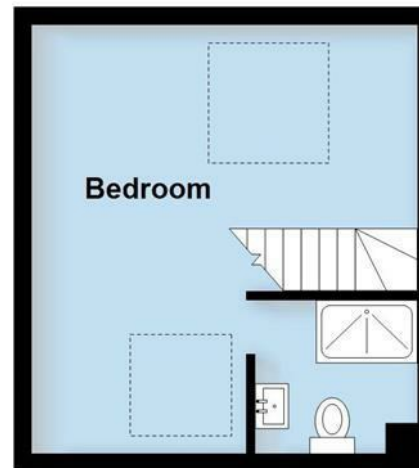
Ground Floor

Approx. 84.8 sq. metres (913.0 sq. feet)



First Floor

Approx. 20.6 sq. metres (221.2 sq. feet)



Total area: approx. 105.4 sq. metres (1134.2 sq. feet)

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

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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	66	74
(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