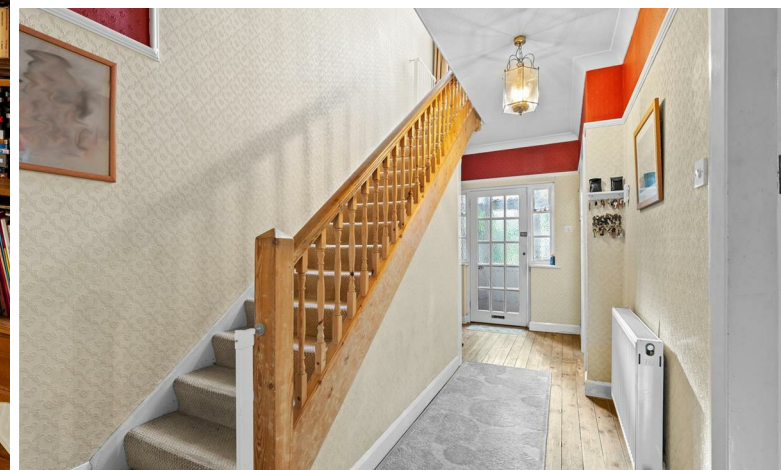


ehB
RESIDENTIAL

Your Property - Our Business



52a, Warwick Place, Leamington Spa



A rare opportunity to acquire an impressive, traditionally styled, improved and extended semi-detached family residence, providing spacious well-appointed four bedroomed accommodation with many notable features including large garden, two car garage block, 7kW electric car charging point, fitted kitchen and garden room, in this highly regarded North Leamington Spa location.

[Warwick Place](#)

Is a popular and established North Leamington Spa location, ideally sited within easy reach of the town centre and all amenities including shops, schools and a variety of recreational facilities. The location is also convenient for the local railway station and has consistently proved to be very popular.

ehB Residential are pleased to offer 52A Warwick Place, which is an opportunity to acquire an impressive, traditionally styled, 1930's built bay fronted semi-detached family residence, which has been improved and extended to provide spacious well-appointed, gas centrally heated, four bedroomed accommodation, which contains a number of notable features. The refitted dining/kitchen and garden room being particularly noteworthy. The property is particularly well sited within Warwick Place with ample off road car parking to the front, with large, landscaped rear garden and unique two car garage/workshop facility. The property has been maintained by the present owners to an excellent standard, and the agents consider internal inspection to be highly

recommended.

In detail the accommodation comprises:-

[Enclosed Storm Porch](#)

With timber and glazed panel entrance door, quarry tile floor, glazed panel door, and side panel leading to the...

[Reception Hall](#)

With original wood flooring, understairs cupboard, staircase off, turned balustrade, radiator, coving to ceiling, picture rail. Original timber panel doors leading off.





Lounge

11'9" x 16'10" (3.58m x 5.13m)

Having a fireplace feature with timber mantle and wood burner, wood flooring, TV point, bay window, picture rail, coving to ceiling.

Study

12'6" x 11' (3.81m x 3.35m)

With tiled floor, radiator.

Utility Room

5'9" x 4'7" (1.75m x 1.40m)

Having a tiled floor with plumbing for automatic washing machine, Worcester gas fired central heating boiler.

Shower Room/WC

5'3" x 4'6" (1.60m x 1.37m)

With tiled shower cubicle, integrated shower unit, vanity unit, wash hand basin, mixer tap, low flush WC with concealed cistern.

Re-Fitted Dining/Kitchen

14' x 13'6" (4.27m x 4.11m)

With extensive range of attractive base cupboard and drawer units with stainless steel door furniture, complimentary granite work surfaces and returns, inset one and a half bowl Porcelain sink unit and mixer tap, matching range of high level cupboards, built-in dishwasher, original fireplace recess converted to cooker recess with Delonghi stainless



steel range incorporating five ring hob unit with extractor hood over, coving the ceiling, concealed pelmet lighting and American fridge recess, cupboard over, with glazed panelled doors and side panels leading to the...

Garden Room

14'6" x 12'6" (4.42m x 3.81m)

Being sealed unit double glazed with twin French doors to rear garden, underfloor heating.

Stairs and First Floor Landing

With radiator, turned balustrade, coving to ceiling, picture rail.



Bedroom

17'3" x 11'10" (5.26m x 3.61m)

Having a bay window, radiator, wood flooring, coving to ceiling.

Re-Fitted Bathroom/WC

10'3" x 6'9" (3.12m x 2.06m)

Featuring stand-alone bath with pedestal mixer tap shower attachment, vanity unit incorporating wash hand basin, being half tiled and floor, with chrome heated towel rail, downlighters, tiled shower cubicle with integrated shower unit, plantation blind.

Separate WC

With low flush WC, being half tiled, downlighters.

Bedroom

14' x 8'6" (4.27m x 2.59m)

With radiator.

Bedroom

14' x 10' (4.27m x 3.05m)

With radiator.

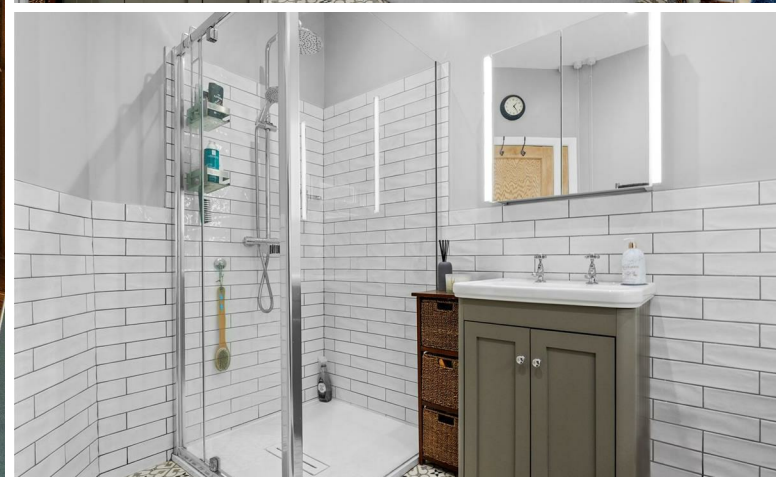
Stairs and Second Floor Landing

With turned balustrade, Velux window.

Bedroom

21' x 9'3" (6.40m x 2.82m)

With Velux windows to three aspects, access to concealed storage facility within the eaves, downlighters.



Outside (Front)

To the front of the property is principally paved to provide good sized off-road car parking facility, 7kW electric car charging point, garden laid to flower beds with established trees, covered pedestrian side access leads to the...

Outside (Rear)

Good sized, landscaped rear garden comprising composite deck immediately to the rear of the property, shaped lawn flanked by established flower borders, bounded by close boarded fencing. Large kitchen garden area including aluminium framed greenhouse, leading to the...

Garage Block

Comprising...



Garage One

19'3" x 9'6" (5.87m x 2.90m)

With lights and personal door. Access from Conway Road.

Workshop

8'10" x 8'7" (2.69m x 2.62m)

With lights.

Garage Two

18' x 10' (5.49m x 3.05m)

With lights and personal door. Access from Conway Road.

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.

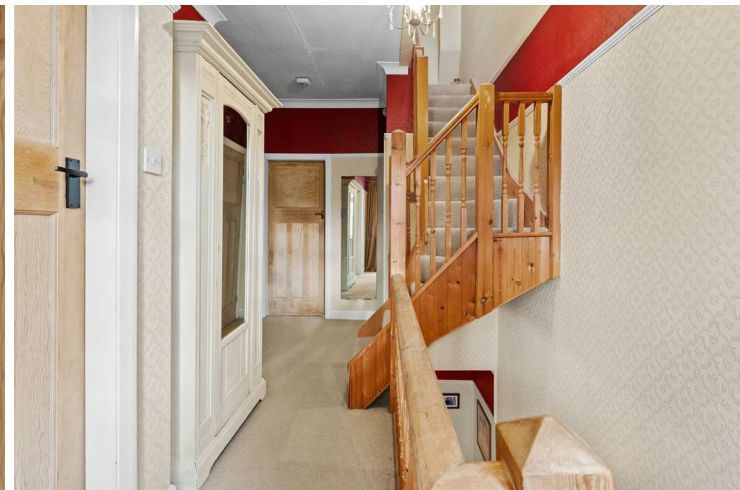
Council Tax

Council Tax Band E.

Location

CV32 5DF







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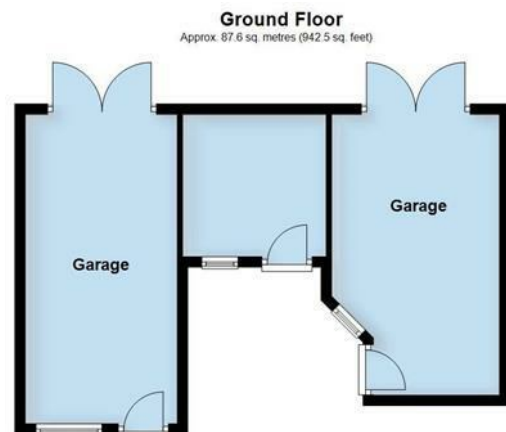
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive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

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL



Total area: approx. 174.3 sq. metres (1876.5 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact
Total area does not include the Garages

