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6, Chestnut Square, Leamington Spa



An attractive bay fronted two double bedroom terraced property, situated in this highly regarded and popular location overlooking a central green square.

Briefly Comprising;

Entrance vestibule hallway, living room with bay window and understairs store cupboard, refitted dining/kitchen with patio doors to garden. First floor landing, two first floor bedrooms both with built-in wardrobes, and refitted white bathroom. Double glazing. Gas radiator heating. Lawned front garden. Allocated parking space. Decked and low

maintenance rear garden with garage directly to rear.

Chestnut Square

Has consistently proven to be a desirable and convenient location, located North East of the town centre and within walking distance. Also offering close proximity to the local Campion Hills and Newbold Comyn with the recreational and leisure facilities afforded there.

This particular property benefits from a refitted kitchen and bathroom and a well decorated interior. It



is also reasonably rare to have a property on this development with direct access to their garage from the garden.

The Property

Is approached via a paved pathway leading up to canopy portico, and entrance door.

Entrance Vestibule Hallway

With staircase rising to first floor landing, radiator, wood flooring.



Living Room

11'8" x 15'3" into bay (3.56m x 4.65m into bay)
With upvc double glazed bay window to front elevation, double radiator, continuation of wood flooring. Door to useful downstairs store cupboard with fitted shelving.

Dining/Kitchen

15' x 9'9" (4.57m x 2.97m)
Being open plan and yet forming two distinctive areas.

Kitchen Area

Attractively refitted with a range of grey shaker style wall and base units with solid wood block working surface over, stainless steel sink drainer unit with mixer tap, inset four point Bosch induction hob with Bosch oven below, and glazed and stainless filter hood over, space for tall fridge freezer, wall mounted Potterton boiler, breakfast bar return with space and plumbing for washing machine. Leading into...

Dining Area

Continuation of wood flooring, double radiator and sliding metal double glazed doors to the rear garden.

First Floor Landing

Loft hatch to partially boarded roof space with light, door to airing cupboard with insulated hot water cylinder and slatted shelving.

Bedroom One (Front)

15' max x 9'6" plus built-in w'robes (4.57m max x 2.90m plus built-in w'robes)

With two upvc double glazed windows to front elevation, radiator, sliding mirror fronted doors to built-in wardrobe with hanging and shelf. Further door to cupboard over staircase bulkhead, with deep shelving providing useful additional storage.



Bedroom Two (Rear)

8'7" x 10' to front of built-in w'robes (2.62m x 3.05m to front of built-in w'robes)
With upvc double glazed window to rear elevation, radiator, sliding mirror fronted doors to wardrobe.

Bathroom

Attractively fitted with a white modern suite to comprise; low level WC, wash hand basin with mono-mixer set into vanity cupboard, bath with mixer tap and wall mounted shower over, with fixed rainwater style shower head and additional hand held shower attachment. White splashback tiling extending to full

height in shower area over bath, chrome radiator towel rail, tiled floor. Upvc obscure double glazed window to rear elevation.

Front Garden

Is predominantly a lawned front garden with paved path, leading to the entrance set behind wrought iron railings to front.

Parking Space

Situated directly opposite - there is an allocated parking space being the third into Chestnut Square.

Rear Garden

Surrounded in the main by timber fencing, with a large timber deck directly to the rear of the property, ideal for entertaining and seating areas. Steps lead down to the remainder of the garden which is principally laid to a combination of Cotswold stone and slate chippings. Outside tap. Personnel door leads to the Garage.

Garage

8'3" x 17'5" (2.51m x 5.31m)
With up-and-over door, power and light as fitted, and part glazed personnel door to rear.



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, 2026).

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom, 2026).

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 7UW



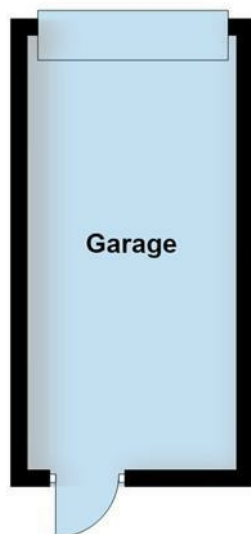
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

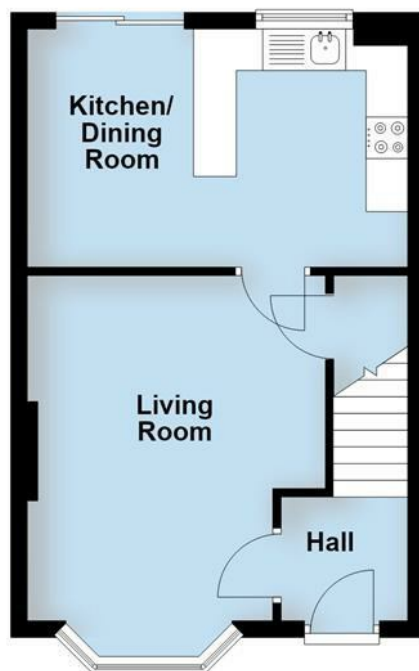
Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL



Garage

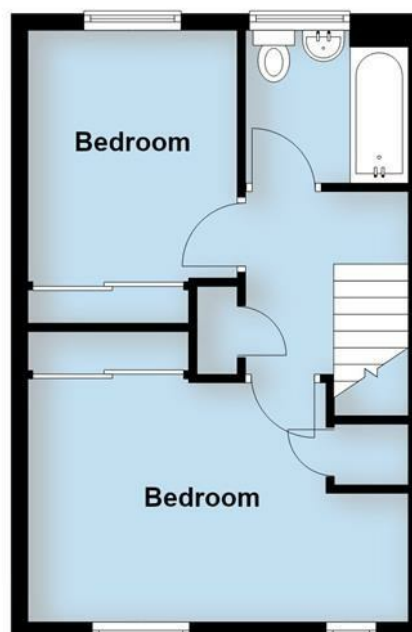
Ground Floor

Approx. 32.9 sq. metres (354.3 sq. feet)
(excluding Garage)



First Floor

Approx. 32.7 sq. metres (351.5 sq. feet)



Total area: approx. 65.6 sq. metres (705.8 sq. feet)

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