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RESIDENTIAL

Your Property - Our Business



28, The Fairways, Leamington Spa



An outstanding opportunity to acquire a 1960's built detached family residence, providing gas centrally heated four bedroomed accommodation, featuring large garden with considerable scope for further extension and development, in this highly regarded north Leamington Spa location.

[The Fairways](#)

Located just off Beverley Road is a highly favoured north Leamington Spa location, comprising many fine individual detached properties, being conveniently sited within walking distance of the town centre and

an excellent range of local facilities and amenities including local shops, well regarded schools both state and private and a variety of recreational facilities including a well known local tennis club. This particularly pleasant location has consistently proved to create exceptional demand.

ehB Residential are pleased to offer 28 The Fairways which is a truly outstanding opportunity to acquire an individually styled detached family residence constructed in 1963, providing well proportioned gas centrally heated and sealed unit double glazed four bedroomed accommodation. This

is one of just a few properties in this backwater part of The Fairways whose large quiet plot is bordered to the rear by allotments. This particular property has had several upgrades however the agents feel it has considerable scope for both modernisation and extension to purchasers own requirements and ultimately creates quite an exceptional opportunity. Inspection highly recommended.

In detail the accommodation comprises storm porch being upvc framed sealed unit double glazed, leading to the...





Reception Hall

With staircase off, original balustrade, picture window, radiator, polished wood floor.

Cloakroom/WC

With low flush WC, pedestal basin, tiled splashback.

L-Shaped Lounge/Dining Room

21'0" max x 19'6" max (6.40m max x 5.94m max)
With two skirting radiators, TV point, wall light points, French door and picture window overlooking rear garden and picture window overlooking front garden, ornamental gas fire and connection, flanked by alcove with fitted shelves.

Kitchen

12'3" x 8' (3.73m x 2.44m)
With range of base cupboard and drawer units, complimentary work surfaces, single drainer stainless steel sink unit with mixer tap, range of high level cupboards, appliance space with gas cooker point, plumbing for automatic washing machine, range of built-in pantry cupboards.

Rear Hall

Leads to a...



Wet Room

7'6" x 7'1" (2.29m x 2.16m)
Being tiled with low flush WC, wash hand basin, electric shower unit, shower rail and curtain, folding glazed panelled enclosure, heated towel rail, boiler cupboard containing gas fired central heating boiler, extractor fan, electric wall heater.

Stairs and Landing

With access to roof space.

Front Bedroom

12'6" x 10'0" (3.81m x 3.05m)
With radiator, built-in cupboard.



Bedroom

9'5" x 9'4" (2.87m x 2.84m)

With radiator, built-in wardrobe, bed alcove with wardrobe and cupboards. Tiled shower enclosure with Mira shower unit.

Bathroom/WC

7' x 6' (2.13m x 1.83m)

With coloured suite comprising panelled bath, pedestal basin, low flush WC, mixer tap with shower attachment, tiled wall in shower area, chrome heated towel rail.

Rear Bedroom

10'6" x 9'3" (3.20m x 2.82m)

With radiator.

Front Bedroom

10' x 12'3" min (3.05m x 3.73m min)

With two built-in wardrobes and further built-in wardrobe with bed alcove and radiator.

Outside

The property occupies a generous plot with block paved drive and standing providing ample space for two cars. The front garden principally laid to lawn



bounded by established hedging leads to the adjoining garage and pedestrian side access leads to the large rear garden with paved patio, extensive shaped lawns, established flower borders, bounded by close boarded fencing with a variety of established trees and greenhouse, outside light and tap. The plot featuring open aspect to allotments.

Adjoining Garage

16' x 8'3" (4.88m x 2.51m)

With up-and-over door, strip light, power point and personal door to rear hall.



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 F.

Location

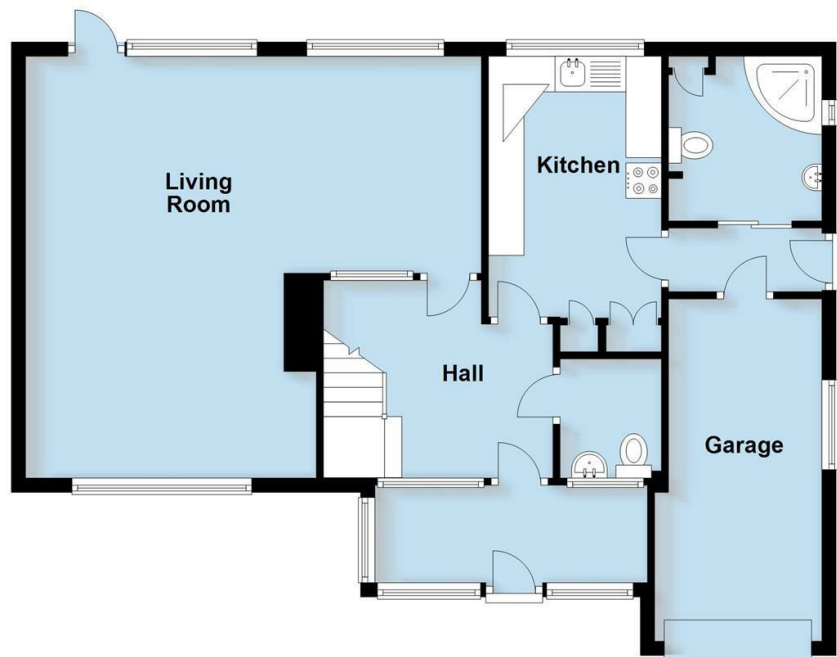
CV32 6PR



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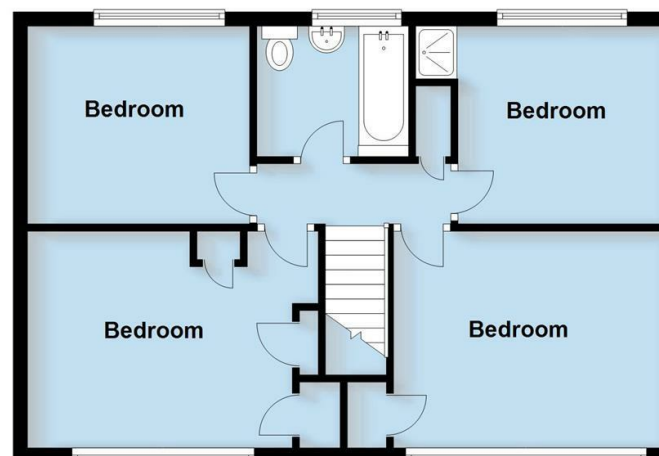
Ground Floor

Approx. 77.7 sq. metres (836.6 sq. feet)



First Floor

Approx. 53.1 sq. metres (571.4 sq. feet)



Total area: approx. 130.8 sq. metres (1408.0 sq. feet)

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

Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

01926 881144 ehbresidential.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	57	
(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