

**ehB**  
RESIDENTIAL

Your Property - Our Business



28, Stonehouse Close, Leamington Spa



A particularly well maintained and improved semi detached family residence, providing gas centrally heated three bedroomed accommodation featuring refitted kitchen and large garden in highly regarded north east Leamington Spa location.

#### [Stonehouse Close](#)

Located just off Offchurch Road, Stonehouse Close is a popular and established residential location conveniently sited within easy reach of the town centre approximately two and a half miles distant and a good range of local facilities and amenities including shops, variety of schools and recreational facilities, also located close to open countryside and has consistently proved to be very popular in recent years.

ehB Residential are pleased to offer 28 Stonehouse Close which is an opportunity to acquire a particularly well maintained and improved

semi detached family residence, providing gas centrally heated and sealed unit double glazed three bedroomed accommodation which features a refitted kitchen and large garden of note. Whilst the property has been maintained to an exceptionally high standard the agents consider it does provide considerable scope for extension (subject to the usual consents) and represents an excellent opportunity.

In detail the accommodation comprises:-

#### [Ground Floor Entrance Hall](#)

With glazed panelled entrance door and side panel, laminate floor, staircase off, radiator.

#### [Lounge](#)

17'9" x 9'3"

With laminate floor, fitted gas fire connection, windows to two aspects including patio doors overlooking rear garden, double radiator, TV point, coving to ceiling.

#### [Dining / Kitchen](#)

17' x 13'

With laminate floor, refitted with extensive range of base cupboard and drawer units with complementary work surfaces, tiled splashbacks, matching range of high level cupboards, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, matching peninsular unit incorporating four ring hob unit, three quarter height unit incorporating stainless steel oven, downlighters and pantry off with plumbing for automatic washing machine and understair cupboard.

#### [Side Hall](#)

With store off, glazed panelled door leads to pedestrian side access.

#### [Stairs and First Floor Landing](#)

With boiler cupboard containing Baxi gas fired central heating boiler.



#### Bedroom

13' x 9'9"  
With radiator.

#### Bedroom

10' x 7'  
With radiator, access to roof space.

#### Bedroom

11'3" x 9'3"  
With built in cupboard, radiator, coving to ceiling.

#### Refitted Shower Room / WC

5'6" x 6'4" minimum  
Being tiled with pedestal basin with mixer tap, low flush WC, shower cubicle with integrated shower unit, chrome heated towel rail.

#### Outside

Front garden area is principally block paved to provide good sized

twin car parking facility, flanked by shaped lawn and established hedge, pedestrian side access with integral store leads to the large rear garden with paved patio, extensive shaped lawn, well stocked flower borders, timber garden shed, access to further concealed garden area surrounded by close boarded fencing.

#### 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.

#### Location

Proceeding north from our office via Clarendon Place. On reaching the traffic island take the third exit onto Lillington Avenue proceeding to Lillington Road turning right at the traffic island into Cubbington Road. Proceed for its entirety following onto Rugby Road turning right as signposted to Offchurch onto Windmill Hill turning left into Stonehouse Close where upon the property can be found located on the left hand side identified by an agents for sale board.

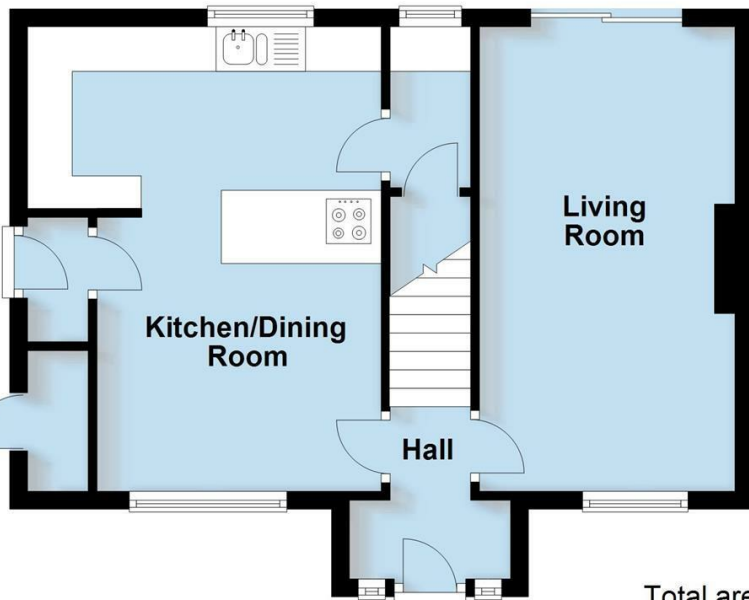
#### 28 Stonehouse Close

Leamington Spa  
CV32 7LP

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

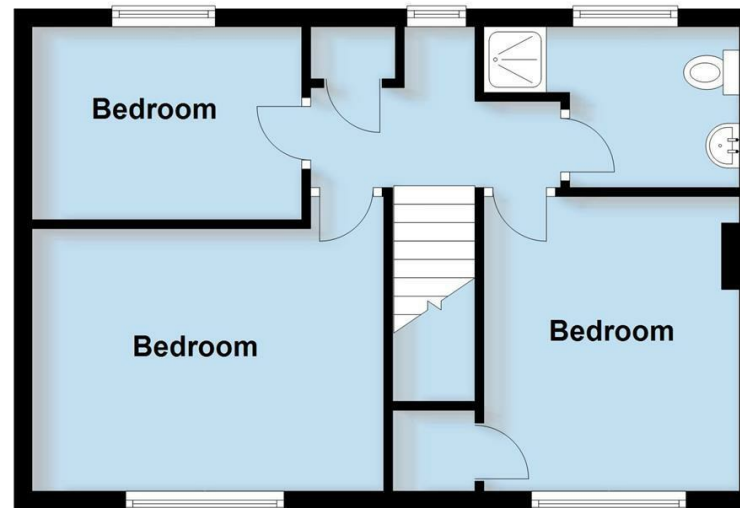
## Ground Floor

Approx. 42.9 sq. metres (462.3 sq. feet)



## First Floor

Approx. 41.2 sq. metres (443.2 sq. feet)



Total area: approx. 84.1 sq. metres (905.4 sq. feet)

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

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Somerset House  
Clarendon Place  
Royal Leamington Spa  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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