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RESIDENTIAL

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**7c The Townhouse, Clarendon Avenue, Leamington Spa**

**Offers Over  
£335,000**





A spacious three bedroomed modern town house situated in this courtyard development in the heart of Leamington Spa, benefitting from one allocated parking space, and flexible living accommodation spread over three levels.

#### Briefly Comprising

Entrance hallway, ground floor cloakroom, fitted kitchen with useful large understair store cupboard, ground floor family / dining room. First floor landing, living room with feature fire place and dual aspect, bedroom three and family bathroom. Second floor landing with further single bedroom and master bedroom suite with dressing area, bedroom and en-suite shower room. Double glazing, allocated parking space, gas radiator heating. No chain.

#### The Property

Is approached through the communal archway leading into the courtyard development, bear round to the right, across the paved

forecourt leading to a private entrance door to the property giving access to...

#### Entrance Hallway

With staircase rising to the first floor, moulded six panel doors to accommodation, radiator.

#### Family / Dining Room

13'7" x 14'10" (4.14 x 4.52)

Four timber framed double glazed modern sash windows with secondary glazed units behind giving dual aspect, radiators, coved corning.

#### Kitchen

11'8" max x 10'10" (3.56 max x 3.30)

With timber framed double glazed window with matching wall and base cupboards, four point stainless steel AEG gas hob with oven below and filter hood over, concealed fridge and freezer, space for

washing machine, concealed Bosch dishwasher, wall mounted Intergas boiler, downlighter points to the ceiling, radiator, tiled floor and door to large useful understairs store cupboard / walk-in pantry.

#### Ground Floor WC

Fitted with a white low level WC, pedestal wash hand basin, obscure timber framed double glazed window to rear elevation.

#### First Floor Landing

Entry phone point, double glazed sash window, radiator.

#### Living Room

13'7" x 14'8" (4.14 x 4.47)

With feature fireplace surround with inset electric fire, four timber framed double glazed sash windows offering dual aspect, radiators, coved corning.

#### Bedroom Two

8'5" x 10'2" (2.57 x 3.10)

With upvc timber framed double glazed sash window, radiator.



#### Family Bathroom

Fitted with a white suite to comprise low level WC, pedestal wash hand basin, bath with wall mounted Triton T80 shower and control, splashback tiling, timber frame and sealed double glazed window, chrome radiator towel rail, tiled floor.

#### Second Floor Landing

With hatch to roof space, door to

#### Master Bedroom Suite

Bedroom approached through a

#### Dressing Area

7'9" x 6'0" max (2.36 x 1.83 max)

With timber glazed sash window, radiator.

#### Bedroom

13'11" x 14'10" (4.24 x 4.52)

Four timber framed double glazed sash windows to dual aspect, radiators.

#### En-Suite Shower Room

Fitted with a suite to comprise pedestal wash hand basin, low level WC, shower cubicle, Triton T80si electrical shower, splashback tiling to shower cubicle, chrome radiator towel rail, obscure timber framed double glazed window, tiled floor, downlighter points to ceiling.

#### Outside

There is one allocated parking space numbered 7c.

#### Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this.

#### Services

All mains services are understood to be connected 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.

#### Located

From the agents offices, continue up Clarendon Place, turning right onto Clarendon Avenue. Follow the road along crossing the mini traffic island and The Town House is located almost immediately on the left hand side.



Your Property - Our Business

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

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

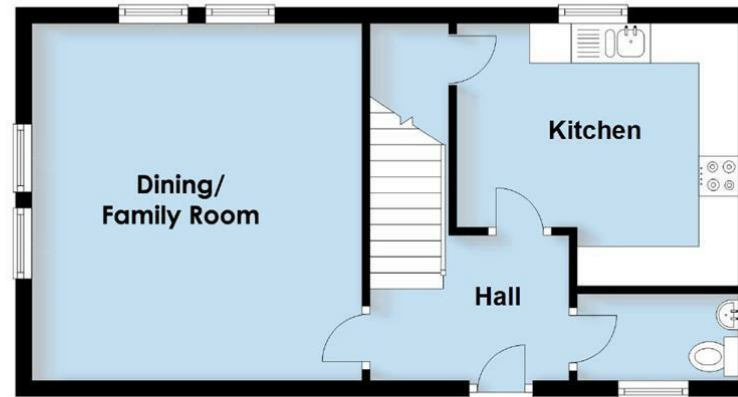
01926 881144 [ehbresidential.com](http://ehbresidential.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

## Ground Floor

Approx. 40.2 sq. metres (433.1 sq. feet)



## Second Floor

Approx. 41.2 sq. metres (443.6 sq. feet)



## First Floor

Approx. 41.2 sq. metres (443.6 sq. feet)



Total area: approx. 122.7 sq. metres (1320.2 sq. feet)

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