



36, Chestnut Square, Leamington Spa

Offers In The Region
Of £335,000



A three double bedoomed mid terrace mews house, situated in this highly popular development overlooking the square to the front.

**** NO UPWARD CHAIN, VACANT POSSESSION ****

Briefly Comprising;

Entrance vestibule hallway, living room with understair store cupboard, refitted dining kitchen with patio door to garden. Master bedroom with fitted wardrobes, further double bedroom and white refitted bathroom. Converted Attic to provide additional double bedroom and shower room. Double glazing,

gas radiator heating. Lawned fore garden, two allocated parking spaces. Lawned and decked rear garden with timer shed.

Chestnut Square

Forms part of this modern development by AC Lloyd which has remained ever popular over the years, and suits a number of potential buyers, from first time buyers to downsizers and potential investors. Being located just North East of the town centre, this particular property enjoys views overlooking the square to the front and has a converted attic space providing an addition bedroom.



The Property

Approached by a paved path giving access to the entrance door. This being a part glazed composite door with leaded features giving access to...

Entrance Vestibule Hallway

With staircase rising to first floor landing, radiator, laminate flooring, door through to...

Living Room

11'11" x 15'4" into bay (3.63m x 4.67m into bay)
With upvc bay window to front elevation, double radiator, slate hearth and timber over mantle to display fireplace. Door to...



Dining/Kitchen

15' x 9'5" (4.57m x 2.87m)

Being open plan yet forming two distinctive areas.

Kitchen Area

Refitted with a range of cream high gloss shaker style wall & base units with contrasting working surface and upstands over, one and a half bowl sink drainer and mixer tap, four point Bosch gas hob with stainless Bosch oven below, glazed splash back and stainless and glazed filter hood over, wall mounted Worcester gas boiler, space and plumbing for washing machine, upvc double glazed window overlooking garden.

Dining Area

With downlighter points to ceiling, double radiator, upvc double glazed French doors to the garden.

First Floor Landing

Door to airing cupboard with insulated hot water cylinder and slatted shelving.

Bedroom One (Front)

14'10" max x 11'8" inc w'robes (4.52m max x 3.56m inc w'robes)

With two upvc double glazed windows to front elevation, radiator, mirror fronted sliding doors to wardrobe with hanging rail and shelf.



Bedroom Two (Rear)

8'6" x 11'9" (2.59m x 3.58m)

With upvc double glazed window to rear elevation, radiator.

Family Bathroom

Fitted with a white suite to comprise; low level WC, pedestal wash hand basin with mono-mixer, bath with wall mounter Mira electric shower, white splashback tiling with decorative border tiles, extending to full height in bath and shower area, upvc double glazed window to rear elevation, slate-look tiled floor, chrome radiator towel rail.



Open tread staircase rising to...

Converted Attic Space

With the area giving access to the bedroom and the shower room.

Bedroom Three (Rear)

11' max red to 7'10" x 14'2" into eaves (3.35m max red to 2.39m x 4.32m into eaves)

With two Velux double glazed roof line windows to rear elevation, wood-look flooring, double radiator.

Shower Room

Approached by a sliding door and fitted with low level WC, pedestal wash hand basin, shower cubicle with wall mounted shower and controls, splashback tiling and tiled floor, Velux double glazed window, chrome radiator towel rail.

Outside (Front)

To the front of the property is a fore garden, laid predominantly to lawn, with metal railings to the front. Approached by the brick block paved parking space, which then in turn leads to the paved path to the entrance door.



Additional Parking Space

There is an additional parking space which is located in the corner of the development on the right hand side as viewed looking at the property. The parking space is the last on the left hand side.

Outside (Rear)

The rear garden is principally lawned, surrounded in the main by timber fence panels, with gated rear access and broad timber deck across the rear of the property, garden shed, herbaceous planted borders.



[Broadband Availability](#)

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

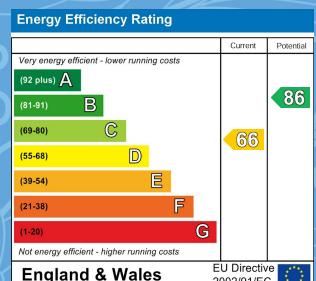
Council Tax Band C.

[Location](#)

36 Chestnut Square
Leamington Spa
CV32 7UW

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

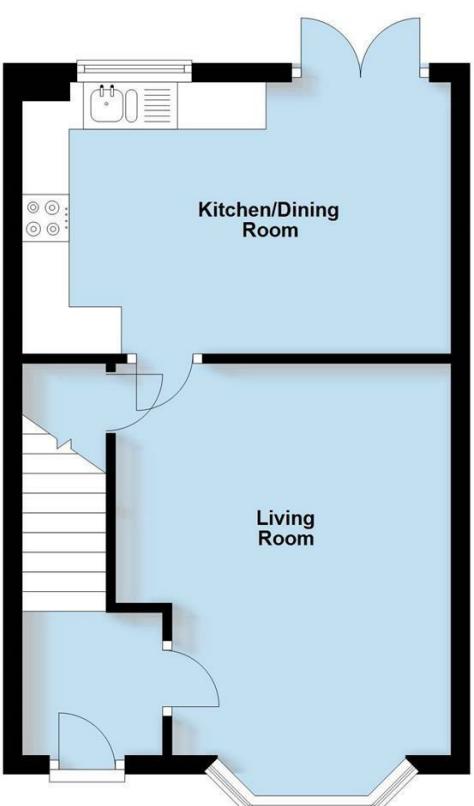
01926 881144 ehresidential.com



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

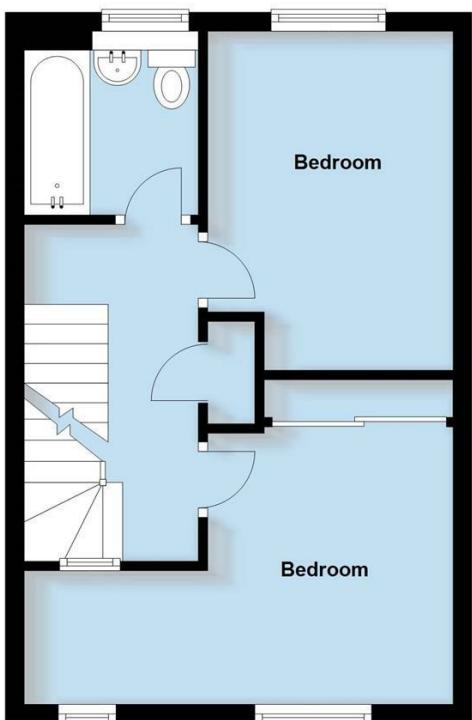
Ground Floor

Approx. 32.8 sq. metres (353.2 sq. feet)



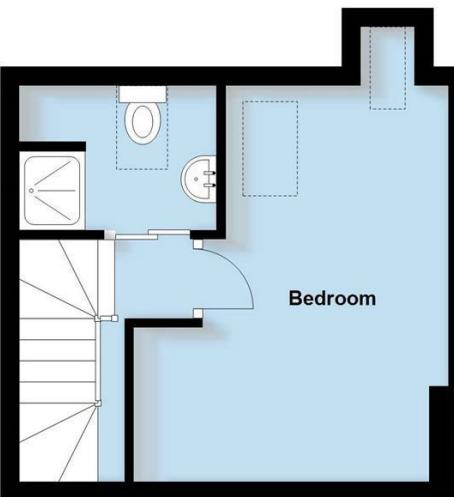
First Floor

Approx. 32.6 sq. metres (350.5 sq. feet)



Second Floor

Approx. 19.5 sq. metres (210.1 sq. feet)



Total area: approx. 84.9 sq. metres (913.9 sq. feet)

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

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