







A well maintained 1980's built townhouse in charming courtyard setting providing gas centrally heated three bedroomed and two bathroomed accommodation including garage, with some scope for modernisation in a highly regarded north Leamington Spa location.

#### [The Cedar Mews](#)

Is a pleasant courtyard development located on Warwick Place within easy reach of the town centre and all amenities including shops, schools and a variety of recreational facilities. Originally constructed in the mid 1980's with central open courtyard feature, the development has consistently proved very popular.

#### [The Property](#)

Is a well maintained mid townhouse providing gas centrally heated three bedroomed and two bathroomed accommodation including parking and garage. The property is pleasantly sited within the

development overlooking the open green and whilst maintained to a good standard, does provide some scope for modernisation. Inspection highly recommended.

In further detail the accommodation comprises:-

#### [Porch](#)

#### [Entrance Hall](#)

With timber panelled entrance door with glazed fan light, staircase off, under stair cupboard, radiator, coving to ceiling.

#### [Cloakroom/WC](#)

With low flush WC, corner wash hand basin.

#### [Fitted Kitchen](#)

10'0" x 8'0"

With a range of base cupboard and drawer units, rolled edged work

surfaces, tiled splash backs, matching range of high level cupboards, single drainer stainless steel sink unit with mixer tap, Worcester combination gas fired central heating boiler and programmer, strip light, electric cooker point, extractor hood over and plumbing for automatic washing machine.

#### [Lounge/Dining Room](#)

16'6" x 15'6"

With two double radiators, coving to ceiling, twin French doors and side panels overlooking the rear garden, wall light points.

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

With radiator, airing cupboard.

#### [Bedroom One](#)

13'0" x 13'0" max

With bay window incorporating knee-hole dresser, three double built in wardrobes with hanging rails and shelves, further airing cupboard with electric heater, radiator.





#### En-Suite Shower Room/WC

Being tiled with tiled shower cubicle, integrated shower unit, pedestal basin, mixer tap, low flush WC, extractor fan, radiator.

#### Bedroom Two

8'0" x 10'0"

With radiator, opening to...

#### Bedroom Three

8'6" x 6'6"

With radiator.

#### Bathroom/WC

5'3" x 6'0"

Being tiled with coloured suite comprising panelled bath, pedestal basin, low flush WC, radiator, extractor fan.

#### Outside

The property occupies a pleasant position overlooking the lawned

landscaped courtyard with lawned open plan front garden. The rear garden is principally paved with inset flower beds, pedestrian access and a garage located in a block close to the property.

#### Garage

16'0" x 8'0" approx

With up and over door.

#### Tenure

The property is understood to be freehold, however it is subject to a service charge for the common parts - further details on request.

#### Services

All mains services are believed 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 west from our office via Warwick Place, The Cedar Mews will be found located on the right hand side.

#### The Cedar Mews.

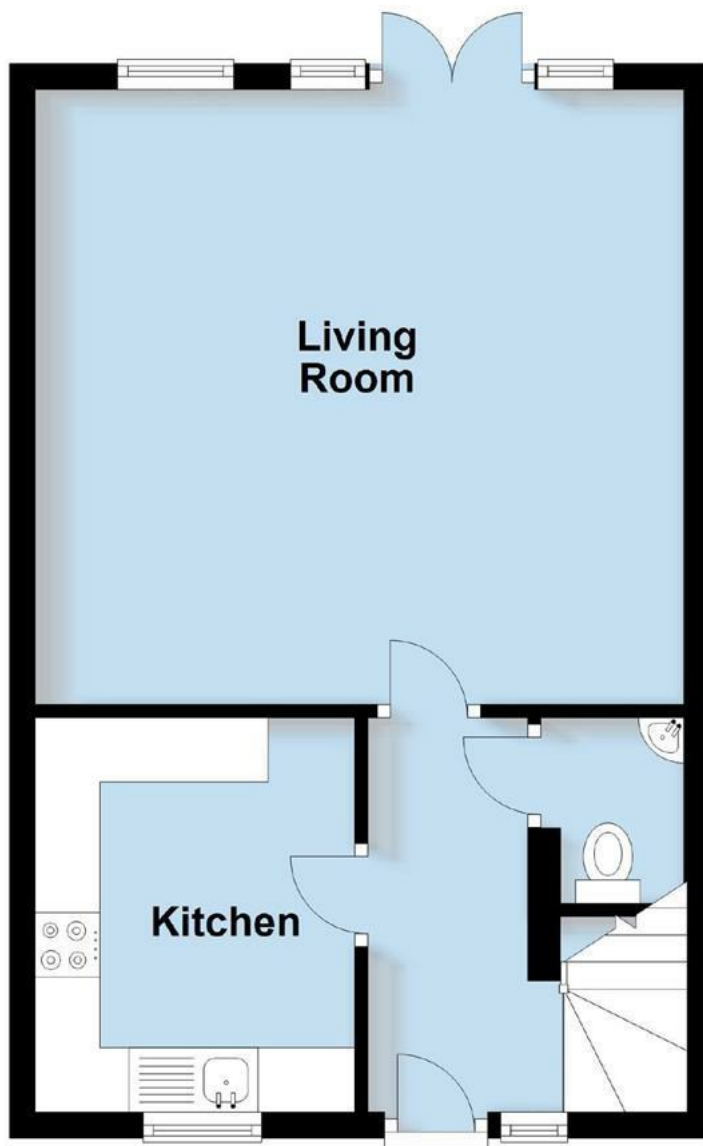
42 Warwick Place

Leamington Spa

CV32 5DE

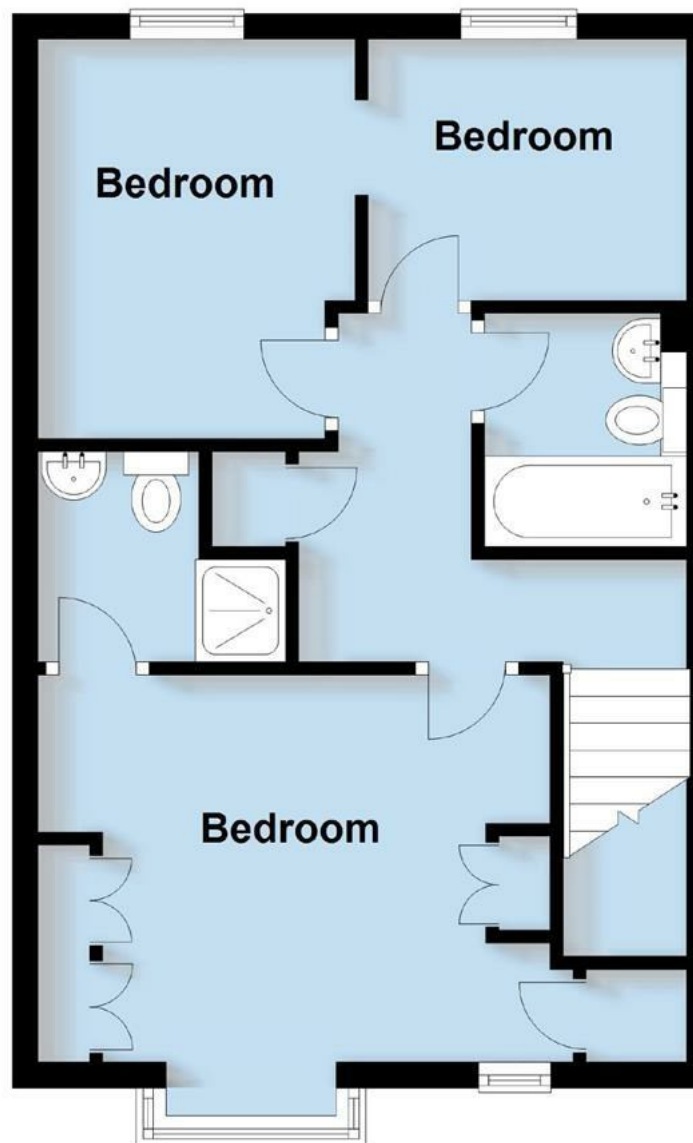
## Ground Floor

Approx. 39.9 sq. metres (429.3 sq. feet)



## First Floor

Approx. 40.2 sq. metres (432.3 sq. feet)



Total area: approx. 80.0 sq. metres (861.6 sq. feet)

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

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CV32 5QN

01926 881144 ehbresidential.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(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

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