



**29, John Cullis Gardens, Leamington Spa**

**Price Guide  
£375,000**



An opportunity to acquire an attractively styled, modern mid-terraced townhouse, providing well appointed four bedroomed accommodation arranged over three floors, featuring en-suite facilities to master bedroom, and a car parking facility, within this highly regarded North Leamington Spa development.

#### John Cullis Gardens

Located just off Kenilworth Road, is a popular and established development, originally constructed by National House Builders Barratts some 25 years ago, being ideally sited within easy reach of the town centre and all facilities and amenities, and has consistently proved popular since its original construction.

ehB Residential are pleased to offer 29 John Cullis Gardens which is an opportunity to acquire an attractively styled mid-townhouse, providing gas centrally heated four bedroomed accommodation, arranged over three floors with the master bedroom featuring an en-suite facility. Other notable features including well-fitted dining/kitchen and a car parking facility. The agents consider internal inspection to be highly recommended. NO ONWARD CHAIN.

In detail the accommodation comprises:-

#### Ground Floor

#### Lounge

11'7" x 11'1" (3.53m x 3.38m)

With composite glazed panelled entrance door, oak effect flooring, double radiator, double glazed sash window, understairs cupboard.

#### Inner Hall

With staircase off with balustrade.

#### Cloakroom/WC

With low flush WC, pedestal basin with mixer tap, tiled splashback, radiator, tiled floor, extractor fan.

#### Dining/Kitchen

12'6" x 11'9" (3.81m x 3.58m)

With a range of base cupboard and drawer units, rolled edge work surfaces, single drainer one and a half bowl stainless sink unit with mixer tap, three quarter height unit incorporating fridge freezer, further range of high level cupboards, appliance space with washing machine, built-in dishwasher, built-in double oven, four ring hob unit with extractor hood over, tiled splashbacks, tiled floor, double radiator, part open to...



#### Rear Hall Area

4' x 6'7" (1.22m x 2.01m)

With part glazed roof feature and attractive window feature, and access to rear car parking.

#### Stairs and Landing

With radiator.

#### Bedroom

11'9" x 6'8" (3.58m x 2.03m)

With double built-in wardrobe, hanging rail, shelf, radiator, sash window.

#### Bathroom/WC

8' x 5'6" (2.44m x 1.68m)

With white suite comprising panelled bath with mixer tap, shower attachment, shower screen with tiled splashbacks, pedestal basin with mixer tap, tiled splashback, low flush WC, tiled floor, extractor fan, radiator.

#### Bedroom

11'2" x 11'8" (3.40m x 3.56m)

With sash window, double radiator.



#### Stairs and Second Floor Landing

With radiator, access to roof space with boiler cupboard containing Potterton combination gas fired central heating boiler and programmer, balustrade.

#### Bedroom

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

With radiator.

#### En-Suite Shower Room/WC

With tiled shower cubicle, integrated shower unit, glazed panelled shower door, pedestal basin, mixer tap, low flush WC, being half tiled with tiled floor, extractor fan.

#### Bedroom

11'3" x 11'8" (3.43m x 3.56m)

With triple built-in wardrobe, hanging rail, shelf, mirrored doors, radiator.

#### Outside

To the front of the property is a garden area, principally laid to flower beds with established trees fronting a pleasant pergola communal walk-way. To the rear of the property is a block paved car parking facility.

#### Mobile Phone Coverage

Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2025).

#### Broadband Availability

Standard/Superfast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

#### 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 with the exception of 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.

#### Notes

There is a Maintenance/Estate Charge of £257.00 pa (£128.70 paid twice yearly Jun/Dec) for grounds maintenance and repairs.

#### Council Tax

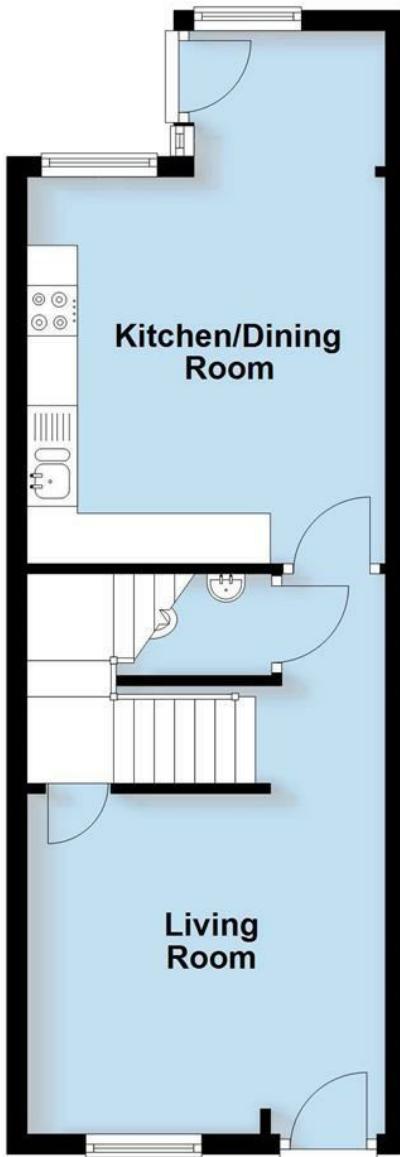
Council Tax Band E.

#### Location

CV32 6JP

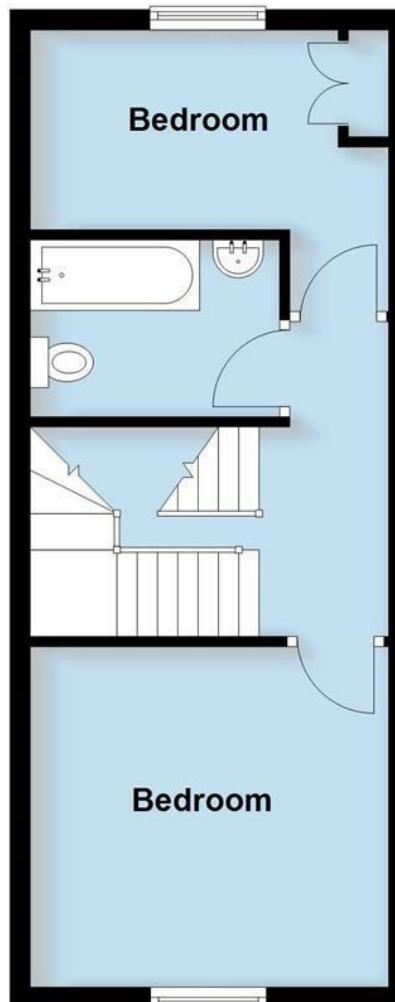
# Ground Floor

Approx. 36.5 sq. metres (393.3 sq. feet)



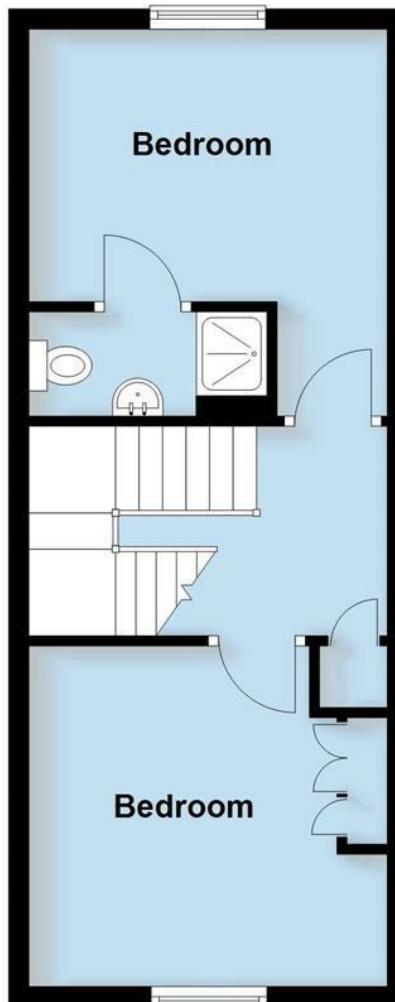
# First Floor

Approx. 33.8 sq. metres (363.6 sq. feet)



# Second Floor

Approx. 33.8 sq. metres (363.6 sq. feet)



Total area: approx. 104.1 sq. metres (1120.5 sq. feet)

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

**IMPORTANT NOTICE** ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.

