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68, Braemar Road, Leamington Spa



A well presented substantially extended four bedroomed semi-detached property set in this highly regarded and popular part of north Leamington. Boasting en-suite, three reception areas and conservatory.

Briefly Comprising:

Enclosed porch, entrance hall, large living room, dining room with French doors, extended breakfast kitchen, conservatory, inner lobby, ground floor WC, first floor landing, master bedroom with en-suite shower room, two further double bedrooms, single bedroom, family bathroom, garage, block paved driveway, lawned and patiod rear garden. Gas radiator heating, double glazing.

Braemar Road

Is an attractive extended, enlarged bay fronted semi-detached family home set in this highly regarded part of north Lillington. The property is both well sought after for good access to secondary schools and primary schools. The property has undergone a recent thorough programme of redecoration, carpeting and improvement and is now ready to move into with no upward chain.

The property is approached via a block paved driveway giving access to the...

Enclosed Entrance Porch

With downlighters via upvc part double glazed doors. Part double glazed door to

Entrance Hallway

With staircase rising to first floor landing, radiator, laminate flooring, coved cornicing, useful understairs half cupboard, additional understairs cloaks cupboard.

Living Room

10'5" reducing to 10'3" x 22'9" (3.18 reducing to 3.12 x 6.93)

With upvc double glazed window to front elevation, coved





cornicing, feature fireplace surround with electric fire, double and single radiators, multi-pane double doors with matching side panels to dining room to rear.

Dining Room

9'9" x 11'4" (2.97 x 3.45)

With upvc double glazed French doors to garden, coved cornicing, double radiator, laminate flooring and square opening to adjacent...

Breakfast Kitchen

13'5" x 19'9" expanding to 23'6" (4.09 x 6.02 expanding to 7.16)

Open plan yet forming distinctive areas. Kitchen area fitted with a range of timber-look fronted wall and base units with contrasting working surface over, splashback tiling, five point gas hob with stainless filter hood over, one and a half bowl sink drainer unit, double Bosch oven, further under counter appliance spaces, wall mounted Pottertons Suprima central heating boiler, tiled floor to kitchen area with continuation of matching laminate flooring for the remainder of the ground floor extending to

the rest of the space, two radiators, downlighter points to ceiling, upvc double glazed doors with matching side panels leading to conservatory.

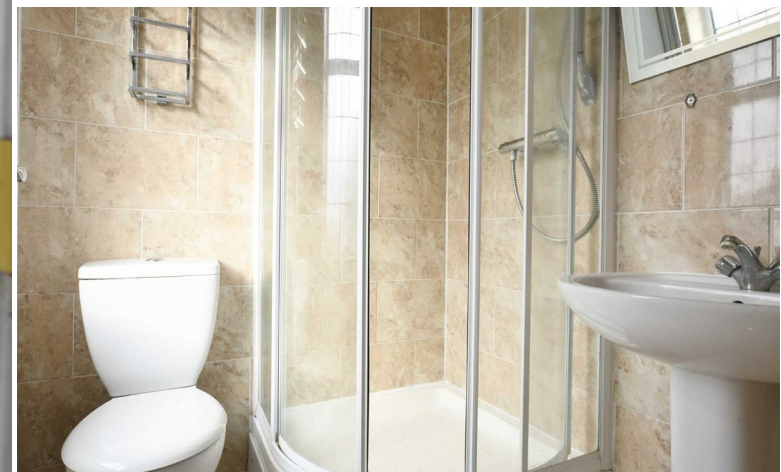
Inner lobby with doors to both ground floor WC and garage.

Conservatory

11'0" x 12'11" (3.35 x 3.94)

With double glazed windows set onto brick base with pitched polycarbonate roof over, electric wall radiator, continuation of laminate flooring.





WC

White low level WC, wall mounted wash hand basin, splashback tiling, tiled floor, radiator.

First Floor Landing

Hatch to roof space, panel doors to all all first floor accommodation.

Bedroom One (Front)

11'2" x 11'0" (3.40 x 3.35)

With upvc double glazed bay window to front elevation, radiator, downlighter points to ceiling, door to...

En-Suite Shower Room

Fitted with a corner shower cubicle, wall mounted shower and control, low level WC, pedestal wash hand basin, full splashback tiling, downlighter points to ceiling, obscure upvc double glazed window to front elevation and radiator.

Bedroom Two (Rear)

10'6" x 14'11" (max) (3.20 x 4.55 (max))

With upvc double glazed window to rear elevation, radiator.

Bedroom Three (Rear)

10'3" (including fitted wardrobes) x 11'5" (3.12m x 3.48m)

With upvc double glazed window to rear elevation, radiator, bank of doors to fitted wardrobes with a variety of hanging and shelves areas.

Bedroom Four (Side)

8'5" (max) x 7'5" (max) (2.57 (max) x 2.26 (max))

With upvc double glazed window to side elevation, radiator.

Family Bathroom

Fitted with a white suite to comprise, corner bath with mixer tap with hand held shower attachment, wash hand basin set into vanity cupboard, low level WC, splashback



tiling extending to full height in bath area, upvc double glazed window to front elevation, tiled floor, radiator.

[Outside Front](#)

The front is principally laid to brick block paving and provides off road parking.

[Outside Rear](#)

Garden is principally laid to lawn surrounded in the main by timber fencing, with a patio area to the rear of the property, at the far end of the garden is a

[Concrete Sectional Store/Shed](#)

15'8" x 7'11" (4.78 x 2.41)

[Services](#)

All mains services are connected to the property. 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.

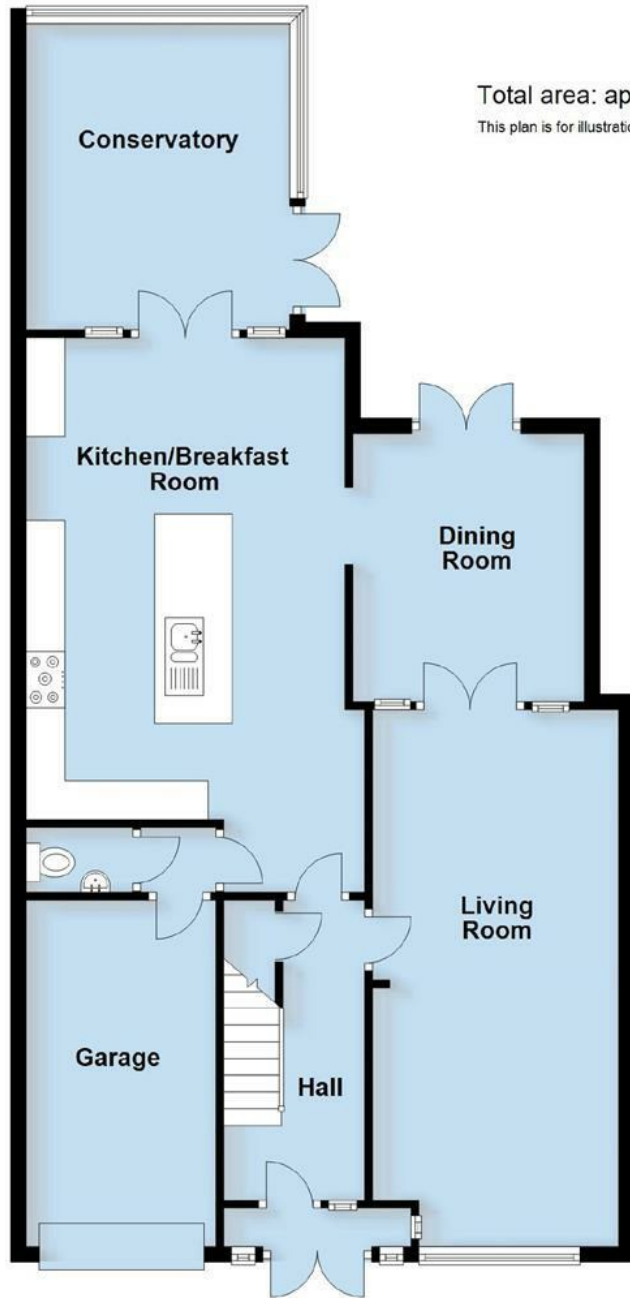
[Tenure](#)

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this. Details upon request.

[Location](#)

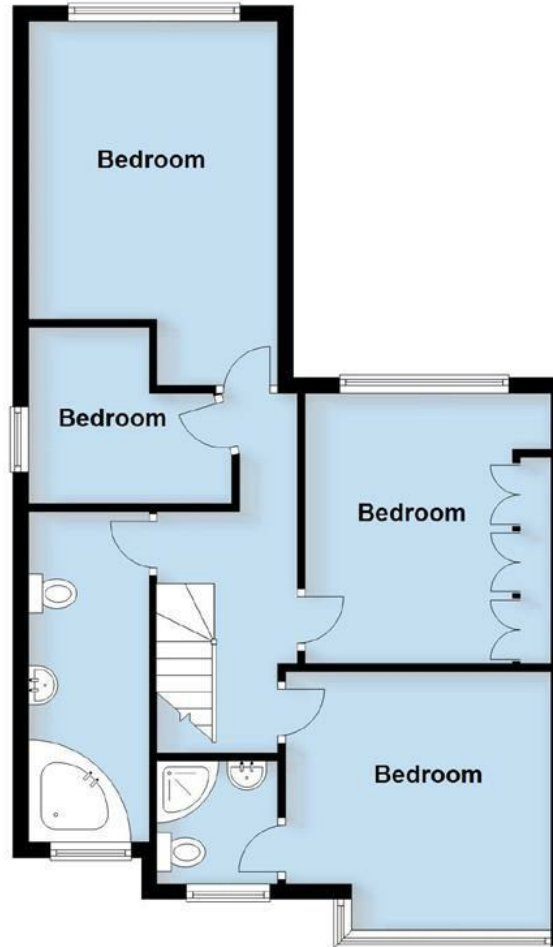
From the agents office on Warwick Street continue up Clarendon Place, passing Clarendon Square on the right hand side, at the traffic island take the third exit onto Lillington Avenue. Continue straight on at the traffic lights and at the following traffic island take the first exit onto Lillington Road. At the next traffic island take the third exit onto Cubbington Road. Follow this road along for some distance turning left almost directly opposite Tesco onto Lime Avenue. Continue down Lime Avenue turning second right into Melton Road, proceed to the end of Melton Road turning right onto Braemar Road where the house is immediately located on the left hand side.

Ground Floor
Approx. 97.5 sq. metres (1049.7 sq. feet)



Total area: approx. 155.4 sq. metres (1672.2 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact

First Floor
Approx. 57.8 sq. metres (622.5 sq. feet)



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

01926 881144 ehbresidential.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(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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