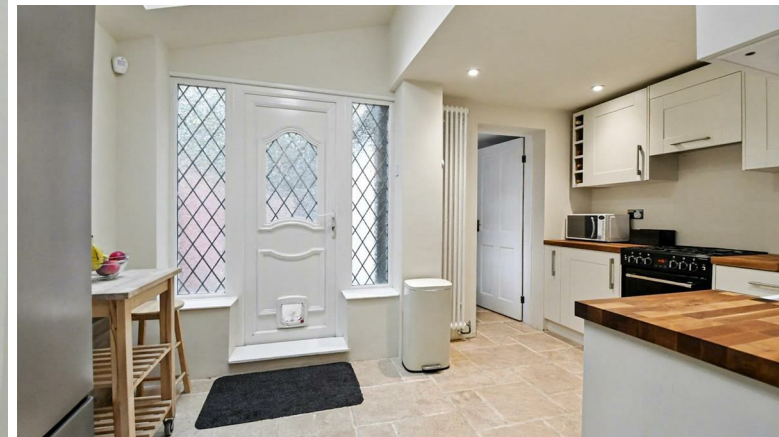


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RESIDENTIAL

Your Property - Our Business



13, Eagle Street, Leamington Spa



A well presented and thoughtfully updated, enlarged two double bedroomed period bay fronted terraced property, situated in this convenient location.

#### Briefly Comprising:

Recessed porch, open through living/dining room, extended refitted shaker style breakfast kitchen with wood block working surface and utility room. Two first floor double bedrooms and attractive refitted bathroom (currently fitted as a shower room). Upvc double glazing. Gas radiator heating. Enclosed courtyard rear garden.

#### Eagle Street

Offers a great opportunity to acquire a well-presented, two double bedroomed property having been stylishly updated by the current owner. The property now offers a well-presented and cosy living space, with an open plan living/dining area as well as the extended breakfast kitchen on the ground floor. Of particular note are the quality of the kitchen and bathrooms. The property is located in a pedestrianised section of Eagle Street which is conveniently situated just South of the town centre and railway station.

#### The Property

Is approached via an arch recessed porch which gives access to upvc double glazed entrance door with fanlight and window over, giving access to

#### Hallway Area

Being open plan to...

#### Through Living/Dining Room

25'7" overall into bay (7.80m overall into bay)

#### Living Area

13'5" x 10'11" plus bay (4.09m x 3.33m plus bay)

With upvc double glazed, leaded look bay window to front elevation, column style radiators, tiled display recess and hearth to fireplace, downlighter points to ceiling, laminate flooring extending through to...

#### Dining Area

13'5" inc staircase x 11'6" (4.09m inc staircase x 3.51m)

With downlighter points to ceiling, continuation of laminate flooring, column style radiator, doorway to useful understairs store cupboard. Further opening through to...

#### Extended Breakfast Kitchen

13'5" x 8'9" (4.09m x 2.67m)

With an attractive range of cream shaker style wall and base unit, with solid wood block working surface over, Belfast style sink with mixer tap, space for gas cooker, space for freestanding fridge freezer, two Velux double glazed roofline windows to feature angled ceiling line and leaded look double glazed door and matching windows to either side, giving access to courtyard garden. Column radiator, downlighter points, four panel door leading through to...

#### Utility

6'2" x 8'10" (1.88m x 2.69m)

With wall mounted Glow.worm combination boiler, two timber framed single glazed windows, continuation of tiled floor, space and plumbing for washing machine.

#### First Floor Landing

Giving access to both bedrooms and bathroom. Attractively painted staircase, balustrades and handrail.



#### Bedroom One (Front)

13'6" x 11'3" (4.11m x 3.43m)

With upvc double glazed window to front elevation, low column style radiator, downlighter points to ceiling, exposed timber floorboarding.

#### Bedroom Two (Rear)

8'7" x 11'10" (2.62m x 3.61m)

With upvc double glazed window to rear elevation, low column style radiator, exposed timber floorboarding.

#### Bathroom

Attractively fitted, currently as a shower room with a contemporary double shower with wall mounted shower and control, fixed rainwater style showerhead and additional hand held shower attachment. Oval wash hand basin with mono-mixer set onto vanity storage unit, low level WC with concealed cistern, hexagon tiled floor, blue splashback tiling, ladder towel rail, exposed timbers, upvc double glazed window to rear elevation.

#### Outside (Rear)

To the rear of the property is an enclosed courtyard garden, which is principally laid to low maintenance gravel, surrounded in the main by a combination of brick walling and fencing. Outside tap and double gates to the rear.

#### 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 Oct 25).

#### Broadband Availability

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

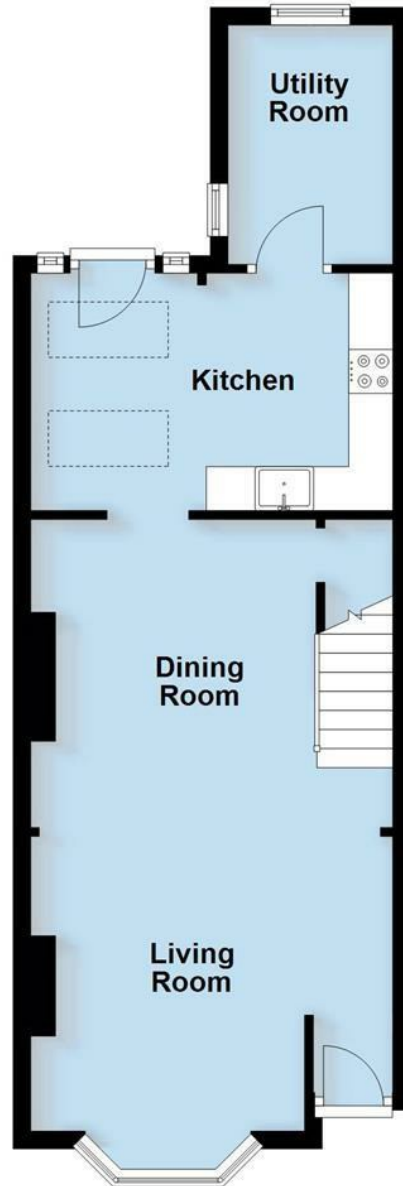
#### Council Tax

Council Tax Band B.

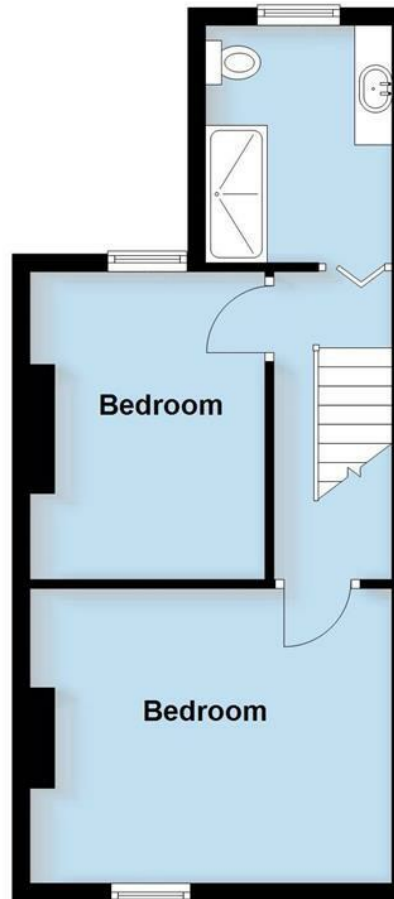
#### Location

CV31 2AG

**Ground Floor**  
Approx. 45.1 sq. metres (485.8 sq. feet)



**First Floor**  
Approx. 34.5 sq. metres (371.2 sq. feet)



**Total area: approx. 79.6 sq. metres (856.9 sq. feet)**

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

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Leamington Spa Office  
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Clarendon Place  
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CV32 5QN

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

Current: 68 Potential: 76

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